



Meeting Date: April 1, 2025

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Tara Vargish, PE, Director, Development Services
Sandy Vossler, Senior Planner, Development Services Department

Title: **Ordinance Authorizing the Conveyance of Lot 1, Block 2, Crystal Valley Ranch Filing 14, from the Town of Castle Rock to CVR PA3A LLC (First Reading)** *(located north of Crystal Valley Parkway, east of Rhyolite Park and west of Lake Gulch Road)*

Executive Summary

This ordinance is being presented to Town Council to review, discuss and approve a conveyance deed for certain real property, described as Crystal Valley Ranch Filing 14, Block 2, lot 1, back to the prior landowner in conformance with the Development Agreement obligations agreed to and approved by Town Council in 2007 as part of the Crystal Valley Ranch Second Amended and Restated Development Agreement (DA).

Background

Crystal Valley Ranch Filing 14, Block 2, Lot 1 is a 21-acre property that is located north of Crystal Valley Parkway, east of Rhyolite Park and west of Lake Gulch Road. The property was zoned in 2011 as part of the Crystal Valley Ranch Planned Development, 4th Amendment. Permitted uses on the property include single-family attached and detached, townhomes and multifamily residences.

In 2007 an amendment to the Crystal Valley Ranch Development Agreement (DA) was approved by Town Council. Under the provisions Article VII Public Lands, of the amended DA (Attachment D), the subject lot was dedicated to the Town of Castle Rock to be held as a potential school site until such time as the Douglas County School District (DCSD) either used it for a school or provided written notice to the Town that the district did not intend to use the site for a school. In the event that the School District provided such notification, the Town was required to re-convey the property to the original owner for development under the applicable zoning regulations.

On January 28, 2025, the Douglas County School District RE-1 entered into an agreement (Attachment E) with the developer Maple Grove Land Limited Partnership, where DCSD determined that this parcel was surplus and no longer needed for a school site. That agreement required DCSD to send a letter to the Town, per the requirements of the Development Agreement, to initiate the re-conveyance of the parcel back to the developer. Additionally, at such time as the Town conveys the land to the developer, the developer is

obligated to pay DCSD \$500,000 as a cash-in-lieu payment to be a substitute for the school site.

Douglas County Superintendent of Schools, Erin Kane, sent the Town a letter dated February 3, 2025, (Attachment C) notifying the Town that due to changing enrollment patterns the DCSD Board of Education has determined that the subject property would not be used by the School District for a school, satisfying the DA requirement to re-convey the parcel to the original developer.

Notification and Outreach

Public Notice

Public hearing notice signs were posted on the property on March 17, 2025. Written notice letters were sent to property owners and Homeowner Associations (HOA) within 500 feet of the property, at least 15 days prior to the public hearings.

Town staff published notice of the Town Council public hearing on the Town's website.

Current Use of the Property

The 21-acre parcel has sat vacant since being dedicated to the Town of Castle Rock since 2007. Over the years the Town of Castle Rock Parks and Recreation Department has installed disc golf improvements on the land to temporarily take advantage of the vacant property and provide residents with an outdoor recreation amenity. It is the Town's intent to relocate those disc golf facilities to vacant Town owned land adjacent to Rhyolite Park in the future after conveying the property back to the original developer.

Future Use of the Property

At the April 1, 2025 Town Council meeting, Council will be asked to act under the provisions established in the 2007 Development Agreement and to re-convey the property to the original owner for development. Future development of the property under the existing zoning will require a submittal, review and approval of a Site Development Plan, that will have public hearings before Planning Commission for recommendation, and before Town Council for final decision. Any future development will be required to comply with the zoning and development standards of the Crystal Valley Ranch PD, Amendment 4 plan, as well as all applicable Town Code and technical criteria

Proposed Motion

"I move to approve the Ordinance, as introduced by title."

Attachments

Attachment A: Vicinity Map

Attachment B: Resolution
Attachment C: DCSD Written Notice Letter
Attachment D: CVR DA, Article VII, Section 7.01
Attachment E: Agreement between DCSD and Developer
Attachment F: Public Comment