

# **TERRITORIAL ROAD ANNEXATION & DAWSON TRAILS PLANNED DEVELOPMENT, AMENDMENT NO. 3**

TOWN COUNCIL  
MARCH 3, 2026



# STATE OF COLORADO ANNEXATION PROCESS

## A THREE STEP PROCESS

1. Substantial Compliance: State application requirements – ***is*** the Petition accurate and complete?
2. Eligibility: State annexation requirements – ***can*** the property be annexed?
-  3. Annexation and Zoning: Town of Castle Rock consideration – ***should*** it be annexed?

# VICINITY MAP

- 4.7 acres
- West of I-25,  
generally south of  
Crystal Valley  
Interchange



Vicinity Map

Subject Property

0 170 340 680  
Feet





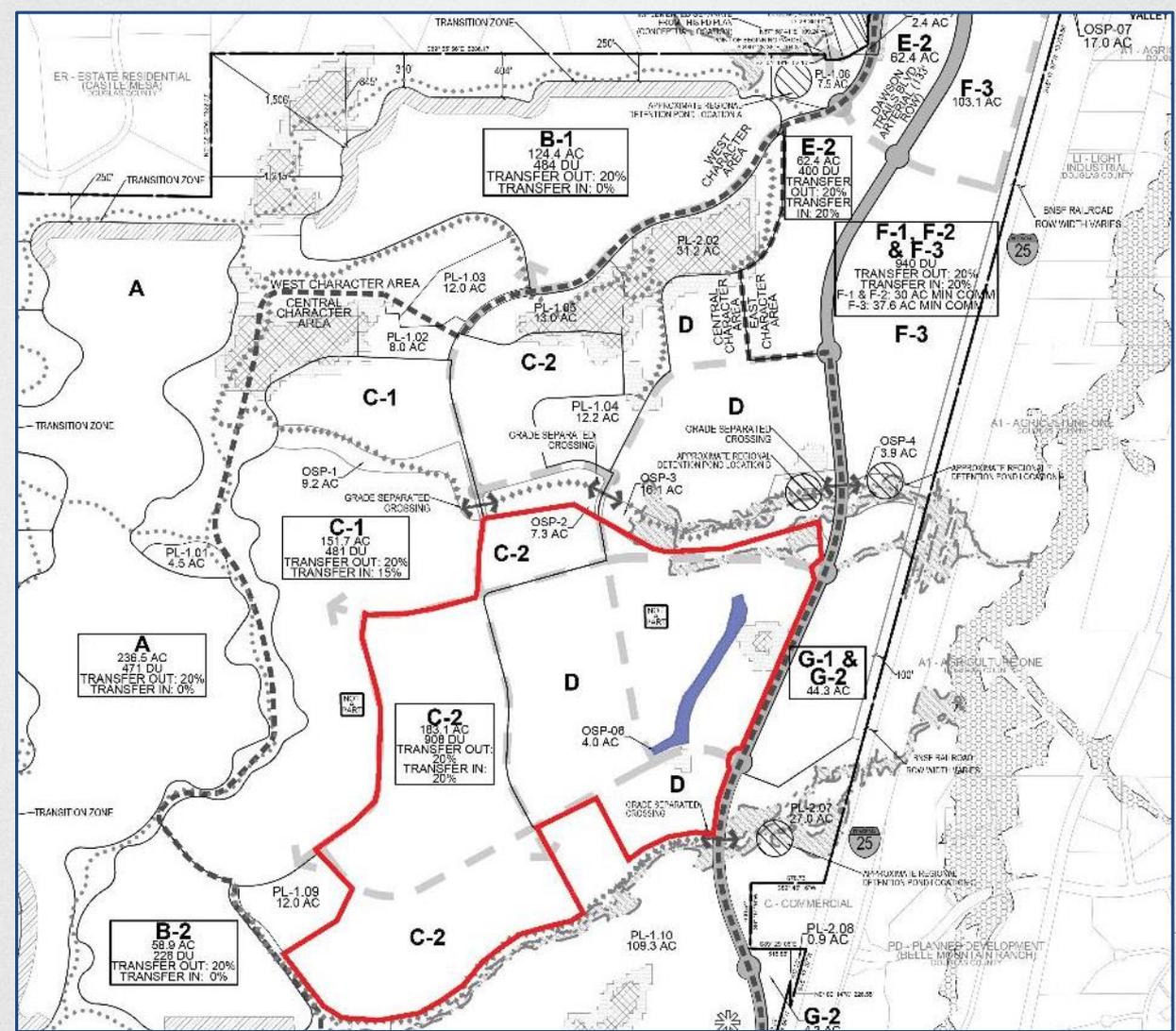
# PROPOSED ZONING



Zone District	Purpose	Permitted Uses
Public Land 1 (PL1) Public Land 2 (PL-2)	The PL-1 and 2 use areas are intended primarily for municipally owned property and public uses	<ul style="list-style-type: none"> <li>• Open space</li> <li>• Public facilities</li> <li>• Town-owned ROW</li> </ul>
Dawson Trails Planning Area E-2	Mixed-Use Development	<ul style="list-style-type: none"> <li>• Retail</li> <li>• Restaurant</li> <li>• Office</li> <li>• Residential</li> </ul>

# PROPOSED ZONING

- Four acre private open space (SDP-8) reconfigured to serve as a buffer.
- Adding four 1-acre private, active parks in Planning Areas C-2 and D.



# ANNEXATION ANALYSIS

- Meets the requirements for annexation prescribed in the Colorado Constitution and Title 31 of the Colorado Revised Statutes,
- Meets the requirements found in Title 20 of the Town of Castle Rock Municipal Code, and
- Meets the objectives and criteria for responsible growth and annexation established in the Town's 2030 Comprehensive Master Plan.

## RECOMMENDATION

Planning Commission recommends approval of the Territorial Road Annexation to Town Council.

# PD AMENDMENT ANALYSIS

- Meets the objectives and criteria of the Town's Vision, 2030 Comprehensive Master Plan, and other long-range and master plans,
- Meets the Planned Development approval criteria of the Municipal Code Section 17.34.030, and
- Meets the Planned Development amendment regulations of the Municipal Code Chapter 17.36.

## RECOMMENDATION

Planning Commission recommends approval of the Dawson Trails Planned Development, Amendment No. 3 to Town Council.

# PROPOSED MOTIONS

## Annexation

*“I move to approve the Annexation Ordinance, as introduced by title, as an emergency measure.”*

## Zoning

*“I move to approve the Zoning Ordinance, as introduced by title.”*

# QUESTIONS?



# ALTERNATIVE MOTIONS

## Approval with Conditions

### Annexation

*“I move to approve this Annexation Ordinance, as an emergency measure, with the following conditions:” [list conditions]*

*“I move to continue this Annexation item to the Town Council meeting on [date], at [time].”*

## Continue item to next hearing (need more information to make decision)

### Zoning Amendment

*“I move to approve the Zoning Ordinance, with the following conditions:” [list conditions]*

*“I move to continue this Zoning item to the Town Council meeting on [date], at [time].”*