

Neighborhood Meeting Summary

Property Owner/Applicant: Town of Castle Rock

Date/Time: Tuesday, June 10, 2025 @ 6 pm (Adjourned at 6:45 pm)

Meeting Location: Town Hall, Town Council Chambers

Councilmember District: Councilmember Dietz

Application: Annexation of Town-Owned Property - Meeting #1

- Crystal Valley Interchange East (CVI East) Annexation
- East Plum Creek Trail (Plum Creek Trail) Annexation

Applicant's Proposal

These two annexations are part of an overall initiative to annex properties owned by the Town that are unincorporated. The CVI East parcels will be zoned Public Land – 1, a straight zoned district established in Chapter 17.30 of the Town of Castle Rock Municipal Code (CRMC), and the use will remain Public Right-of-Way (ROW). The Plum Creek Trail parcel will be zoned Public Land – 2, CRMC Chapter 17.30, and will remain a public trail.

Attendees

Applicant Representatives:

Sandy Vossler, Owner Representative

Public Attendees:

In-person Attendees: 5 members of the public attended in person

Online/Phone Attendees: 3 members of the public attended online

Town Staff Attendees:

Sandy Vossler, Senior Planner, Development Services

Tara Kinsey, Computer Technician, DoIT

Presentation Description

Applicant's Presentation:

The Owner's representative introduced the two proposed annexations and pointed out the locations via vicinity maps shown in the PowerPoint presentation. The purpose of the annexations is to bring Town-owned property into the Town's boundaries and under Town jurisdiction. The properties will be zoned as Public Land and current uses will continue. CVI East will remain public ROW related to the Crystal Valley Interchange, and the Plum Creek Trail parcel will remain a trail use.

The next steps in the annexation process were described, along with the public notice requirements for upcoming public hearings. The CVI East parcels include Town-owned ROW and will proceed to State required Substantial Compliance and Eligibility public hearings, and then to annexation and zoning public hearings before the Planning Commission and Town Council. The Plum Creek Trail annexation is not a public street or ROW and therefore, will proceed next to the annexation and zoning public hearings before the Planning Commission and Town Council. Hearing dates for both proposed annexations have not yet been set, but are anticipated to take place in mid to late summer.

Questions Presented to Applicant:

Q: Based on the map, it looks like my property adjacent to the East Frontage Road is included in the annexation, how can the Town do that?

Neither annexation includes any privately owned property. Only property owned by the Town of Castle Rock is included in the annexations.

Q: Is this annexation effort connected to the any improvements planned for the East Frontage Road.

No, the purpose of the proposed annexations is to bring Town-owned property and ROW into the Town boundaries, so that the properties fall under the Town's jurisdiction for zoning, Code enforcement, and law enforcement. Any questions about the future improvements to the East Frontage Road can be directed to the Town Public Works department, and contact information can be provided.

Q: My property is adjacent to the CVI East parcels south of Crystal Valley Parkway. If the property is going to be zoned Public Land, will the parcels be fenced off to keep people from coming on to my property?

Staff explained that the zoning is called Public Land – 1, which is a zoning classification that allows public streets and ROW. There is no intention of constructing trails or recreation facilities within the Interchange ROW that would attract pedestrians. Fencing is always an option that private property owners can choose if they are concerned about trespassers.

Q: How does annexation of the East Frontage Road affect potential annexations of properties west of I-25?

Staff explained the State requirements for contiguity, and that ROW does not block contiguity.

Q: Following the questions about the proposed annexations, there were general questions about the Dawson Trails and Brickyard developments, and the new Interchange; such as timing, roadway connections and utility extensions.

Staff provided general information on the projected completion of the Interchange by summer 2027, the extension and alignment of Dawson Trails Boulevard, and the extension and alignment of Prairie Hawk Drive through Miller's Landing. Work has begun on the improvements to Plum Creek Parkway west of I-25, which includes utility extensions that will serve Dawson Trails Planned Development.

The meeting adjourned at 6:45 pm.