



AGENDA MEMORANDUM

To: David L. Corliss, Town Manager

From: Tara Vargish, Director Development Services

Title: Metzler Ranch Tract, North of Founder's Parkway

Background:

The Metzler Ranch Tract is approximately 61 acres and is located on the north side of Founder's Parkway, just east of East Allen Street and west of Crowfoot Valley Road. It is shown in blue on Figure 1 below. The Town owns adjacent Open Space and future Park land to the west and northwest, which is shown in green.

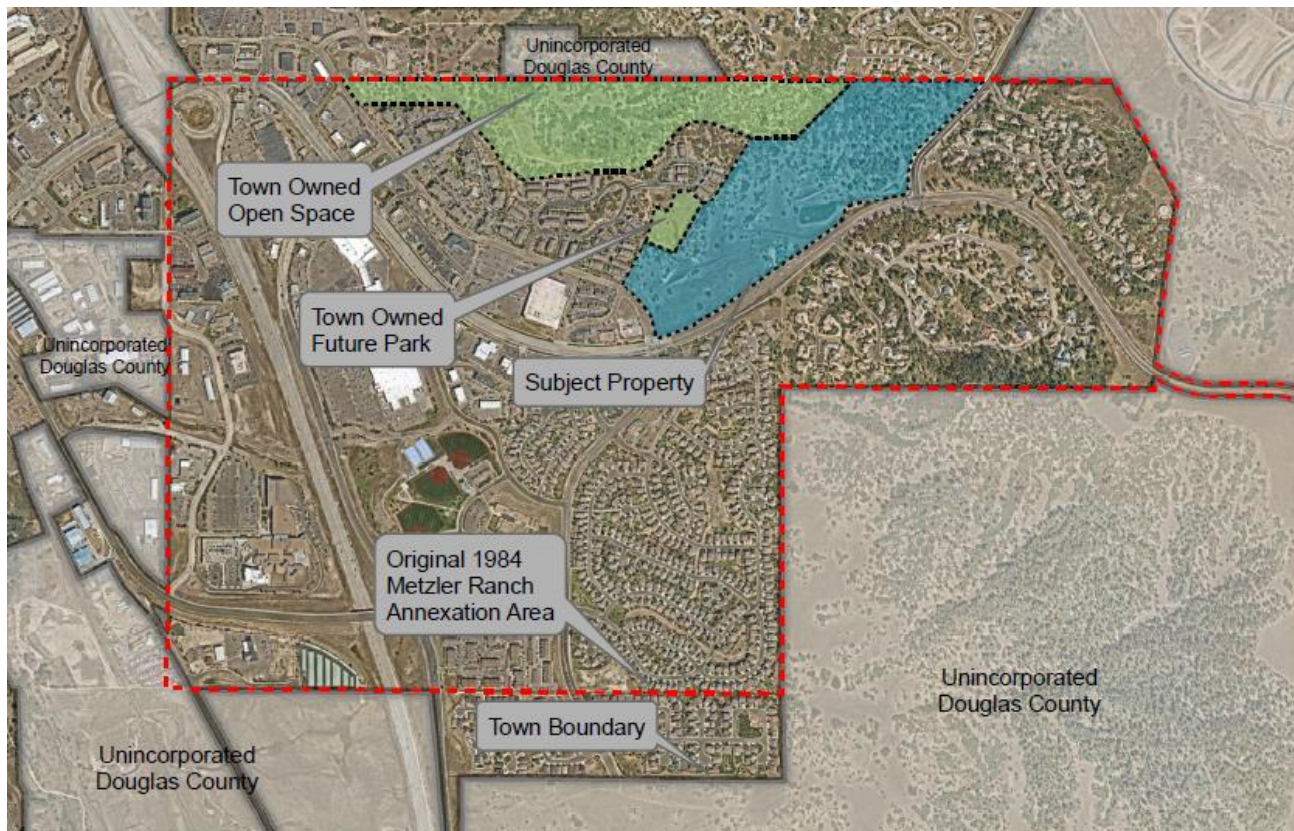


Figure 1: Vicinity Map

This parcel is part of the original Metzler Ranch PUD area of 770 acres that was annexed and zoned into the Town in 1984. This original annexation area, outlined in red above, includes commercial parcels on both the east and west sides of I-25 in the Founder's

Parkway area. Example of current uses today on the west side of I-25 include the Hampton Inn to the Douglas County Justice Center, Castle Rock Water building, and the adjacent ministorage site on Kellogg Court. On the east side of I-25, this area includes the current Murdoch's plaza and surrounding commercial, park and school areas south to the Black Feather Apartments, and it stretches east from Red Robin and Echo Ridge Apartments to the residential neighborhoods of Pinon Soleil and Timber Canyon.

This tract is the one remaining, undeveloped parcel from the original 1984 annexation area. In 1984, the zoning on this subject parcel was "Integrated business B". Over time, other PD amendments occurred that changed the zoning on this parcel and several other areas. The current zoning on the parcel is from the 1996 Metzler Ranch PD and it identifies this tract as having 3 different use areas.

Residential: 52.4 acres are zoned for 69 detached residential single family homes. This area is the central and eastern side of the Tract, and abuts Crowfoot Valley Road and the Timber Ridge community to the north.

Commercial – 3 acres on the northeast corner of East Allen Street and Founder's Parkway is zoned to allow commercial uses. The Metzler Ranch PD zoning refers back to the Town of Castle Rock Business, B, zone. The B Zone allowed uses in CRMC 17.28.030 include typical commercial/retail and business uses such as alcoholic beverage sales, automobile service, fuel station, car wash, clinics, schools, gyms/health clubs, hotels, office, medial labs, recycling drop off centers, restaurants, retails and other services businesses.

Neighborhood Park – 6.8 acres on the east side of the parcel, adjacent to East Allen Street, is zoned for a neighborhood park.

Summary:

This Metzler Ranch tract has remained in the ownership of the Metzler's and the existing single family residence has remained on site. This tract has not had any recent development interest or inquiries into the Town. The Town did acquire approximately 1.5 acres along the frontages of Founder's Parkway and Crowfoot Valley road in 2018 for Right of Way (ROW). There are no approved Site Development Plans (or Final PD Site plans as they were previously named) for this site.