

TOWN OF CASTLE ROCK PARKS AND RECREATION

**RESOLUTION ACCEPTING THE DONATION OF REAL PROPERTY FROM THE
ESTATE OF ROBERT F. METZLER; APPROVING THE PURCHASE OF REMAINING
WATER BANK CREDITS ASSOCIATED WITH THE METZLER RANCH PLANNED
DEVELOPMENT; AND AUTHORIZING THE EXECUTION OF ALL DOCUMENTS
EVIDENCING SUCH DONATION AND PURCHASE**

JUNE 1, 2021





BOB AND ROSEMARY METZLER



ROBERT METZLER

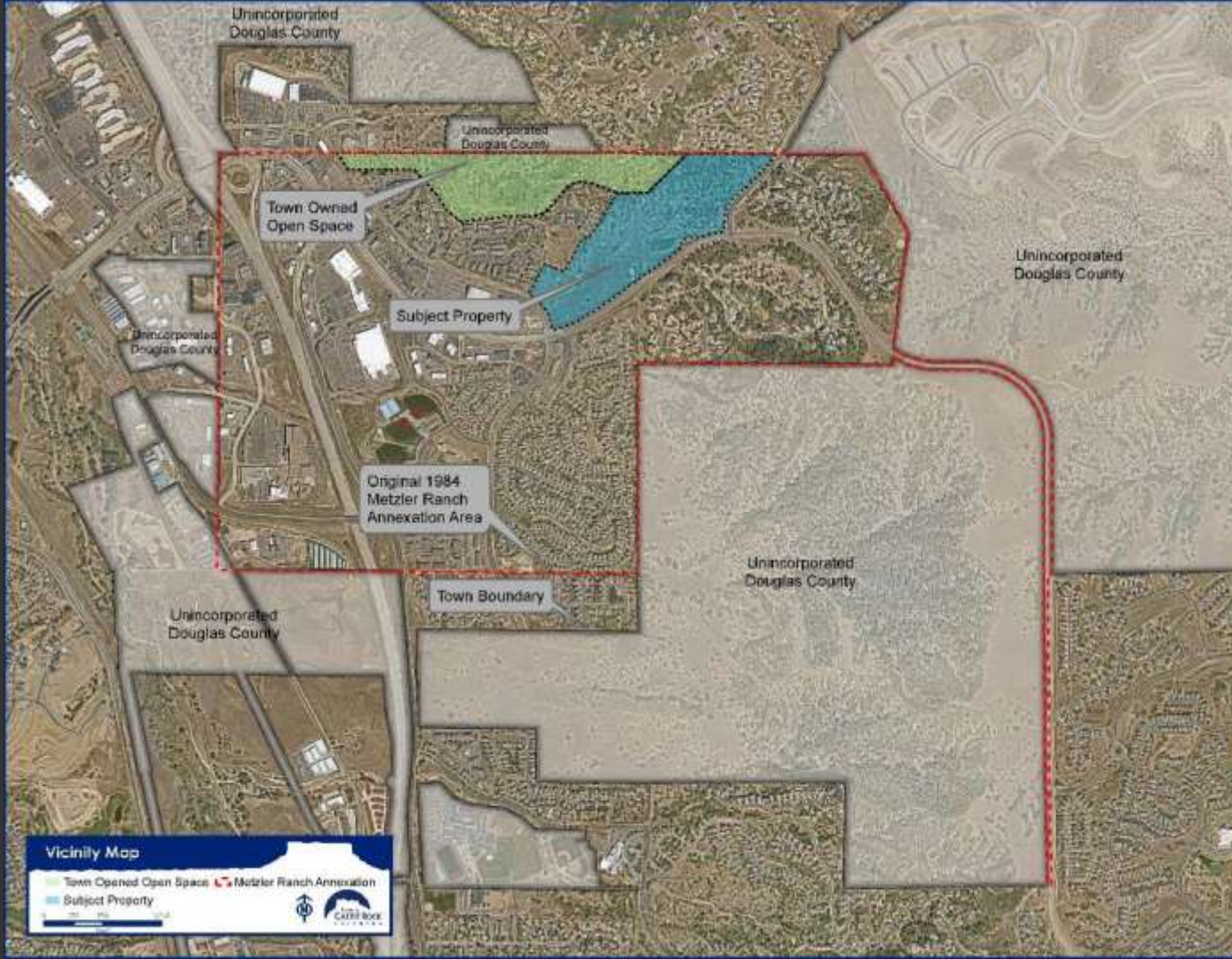
1923-2020

Local rancher, artist, educator, businessman,
developer, philanthropist, adventurer

ROSEMARY METZLER

1928-2017

Author, educator, storyteller



Vicinity Map

Town Owned Open Space Metzler Ranch Annexation
Subject Property



PRELIMINARY PD SITE PLAN

THIRD MAJOR AMENDMENT 1999



LEGEND:

- | | |
|---|--------|
|  | Not a |
|  | Propo |
|  | Regio |
|  | Presen |
|  | Not a |

OWNER

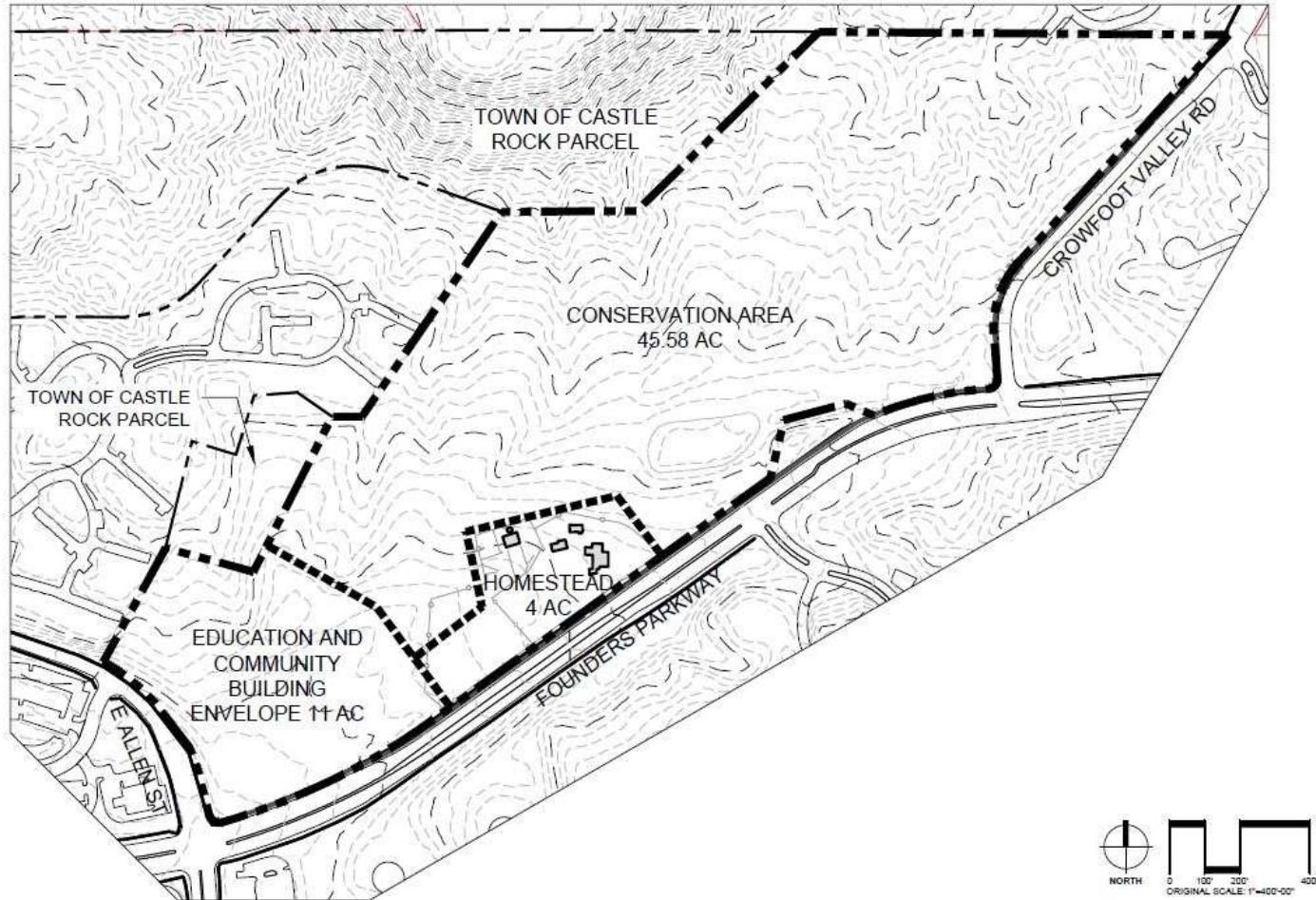
Vista Village
P.O. Box 978
Avon, Colorado

MORTC

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LAND USE SUMMARY:

METZLER LAND USE DATA							
LAND USE	ACRES		D.U./S.F.		MAXIMUM DENSITY	PERCENT	
	Existing	As Amended	Existing	As Amended		Existing	As Amended
RESIDENTIAL							
R-SF1 (1 - 2 ACRE LOTS)	81	81	68	68	1 du/ac	14%	14%
R-SF2 (5 - 1 ACRE LOTS)	74.2	94.2	132	132	2 du/ac	16%	16%
R-SF3 (7,000 S.F. LOTS)	6	n/a	20	n/a	4 d u/ac	2%	0%





EDUCATION AND COMMUNITY BUILDING ENVELOPE



EDUCATION AND COMMUNITY BUILDING ENVELOPE



HOMESTEAD BUILDING ENVELOPE





CONSERVATION AREA



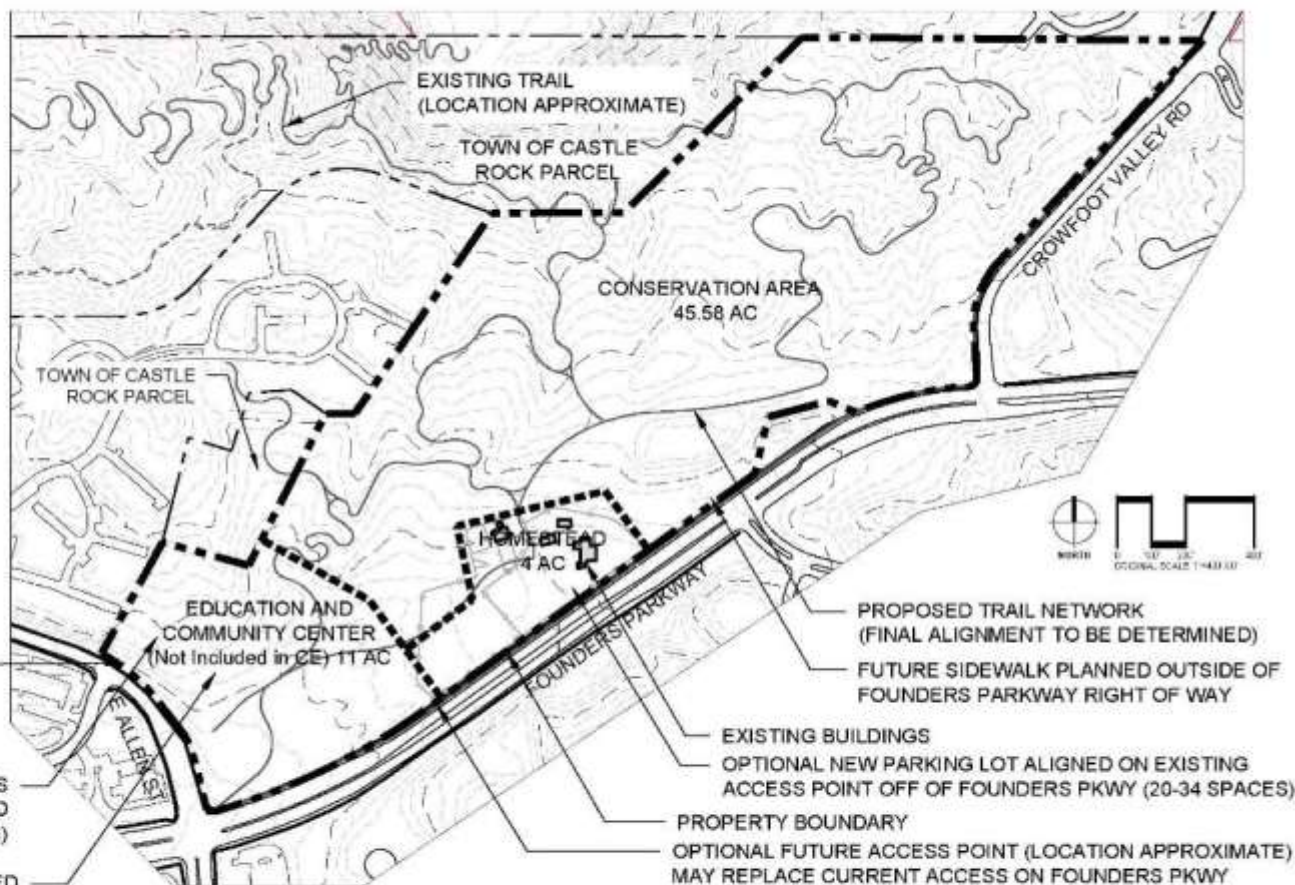
NOTES

1. PROVIDE NEW PARKING, TRAIL ACCESS, RESTROOM, AND TRAILS AS PART OF PHASE 1.
2. TWO OPTIONS FOR NEW PARKING AND TRAILHEAD: OFF OF ALLEN ST. OR OFF FOUNDERS PKWY.
3. THE ALLEN ST. LOCATION WILL REQUIRE RETAINING WALLS, AND DENTENTION.
4. THE EXISTING LOCATION ON FOUNDERS PKWY WILL REQUIRE DETENTION AND POSSIBLY MODIFICATIONS TO THE CURB LINE FOR AN ACCELERATION AND DECELERATION LANE.
5. IF THE ALLEN ST. LOCATION IS IMPLEMENTED, THE TRAILHEAD AND PARKING MAY GET RELOCATED OR RECONFIGURED, IF A COMMUNITY BUILDING WERE TO DEVELOP IN THE FUTURE.
6. A NEW ENTRY POINT OFF OF FOUNDERS PKWY MAY BE IMPLEMENTED AT A LATER TIME.

OPTIONAL ACCESS OFF OF ALLEN ST

RETAINING WALLS REQUIRED FOR THIS PARKING OPTION (FINAL NUMBER AND HEIGHT PENDING ENGINEERING)

OPTIONAL NEW PARKING LOT ACCESSED FROM ALLEN ST (20-37 SPACES)



DONATION REQUIREMENTS



- Douglas Land Conservancy will hold the conservation easement with continual enforcement powers
- Baseline Inventory, Management Plan, Master Plan and Protective Covenants
- The Town has committed to restore the silo
- The Town is committing to installation of phase one improvements, including trails, parking and interpretative signage
- The Town is purchasing the SFE of water credits



RECOMMENDED MOTION

“I move to approve the resolution as introduced by title.”



THANK YOU

QUESTIONS?