



Planning Commission Agenda - Final-Amended

Chair Todd Warnke
Vice Chair Kevin McHugh
Carlos Salinas
Jeff Samuelson
Tom Martinez
Kari Stanley
Mitchell Sawin

Thursday, August 8, 2024

6:00 PM

Town Hall Council Chambers
100 N. Wilcox Street
Castle Rock, CO 80104

**** ALL TIMES ARE APPROXIMATE ****

5:30 pm DINNER FOR BOARD MEMBERS

6:00 pm CALL TO ORDER / ROLL CALL

6:02 pm CERTIFICATION OF MEETING

6:03 pm APPROVAL OF MINUTES

[PC 2024-013](#)

June 13, 2024 Planning Commission Meeting Minutes

Attachments:

[June 13, 2024 Planning Commission Meeting Minutes](#)

6:05 pm PUBLIC HEARING ITEMS

[PC 2024-015](#)

**Metzler Ranch Planned Development Zoning Regulations,
2nd, Amendment, Major Planned Development Text Amendment
[1.36-acres, located at 864 Barranca Drive]**

Attachments:

[Staff Report](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Metzler Ranch Planned Development Zoning Regulations, 2nd /](#)

[Attachment C: Metzler Ranch Planned Development Zoning Regulations, 1st A](#)

[Attachment D: Surrounding Uses](#)

[Attachment E: Neighborhood Meeting Summaries](#)

[Attachment F: Resident Emails](#)

[PC 2024-016](#) **Proposed Annexation and Zoning as Public Land -1 (PL1) of Town-Owned Parcels known as Four Corners Annexation, South Ridge Road No. 1 Annexation, South Ridge Road No. 2 Annexation and Gilbert Street/Plum Creek Parkway Annexation**

Attachments: [Staff Report](#)
[Attachment A: Vicinity Maps](#)
[Attachment B: Annexation Petitions and Annexation Maps](#)
[Attachment C: Public Land -1](#)
[Attachment D: Neighborhood Meeting #1 Summary](#)

6:45 pm TOWN MANAGER UPDATE

[PC 2024-014](#) **Upcoming Ballot Measures**

7:00 pm TOWN COUNCIL LIAISON UPDATE

7:05 PM DESIGN REVIEW BOARD UPDATE

7:07 pm COMMISSION ITEMS

Check for quorum for upcoming meetings

August 22, 2024

September 12, 2024

7:10 pm STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

7:15 pm ADJOURN



Town of Castle Rock

Agenda Memorandum

Agenda Date: 8/8/2024

Item #: **File #:** PC 2024-013

To: Members of the Planning Commission

From: Planning Commission Administrator

June 13, 2024 Planning Commission Meeting Minutes

Executive Summary

Attached are the meeting minutes from the June 13, 2024 Planning Commission meeting for your review and approval.



Planning Commission Meeting Minutes - Draft

Chair Todd Warnke
Vice Chair Kevin McHugh
Carlos Salinas
Jeff Samuelson
Tom Martinez
Kari Stanley
Mitchell Sawin

Thursday, June 13, 2024

6:00 PM

Town Hall Council Chambers
100 N. Wilcox Street
Castle Rock, CO 80104

**** ALL TIMES ARE APPROXIMATE ****

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

Present 7 - Jeff Samuelson, Carlos Salinas, Tom Martinez, Chair Todd Warnke, Vice Chair Kevin McHugh, Kari Olson Stanley, and Mitchell Sawin

Not Present 1 - Jason Gray

Attendance 2 - Kevin Wrede, and Abbigail Nichols

CERTIFICATION OF MEETING

Mr. Wrede certified that the meeting and agenda had been noticed in accordance with the requirements of the Open Meeting Law.

APPROVAL OF MINUTES

[PC 2024-009](#)

May 23, 2024 Planning Commission Meeting Minutes

Moved by Martinez, seconded by Vice Chair McHugh, to Approve Planning Commission Topic PC 2024-009 as presented. The motion passed by a vote of: 5 to 0 with 2 abstentions.

Yes: 5 - Samuelson, Salinas, Martinez, Chair Warnke, and Vice Chair McHugh

Abstain: 2 - Olson Stanley, and Sawin

ELECTION OF OFFICERS, ETC.

[PC 2024-010](#)

Election of 2024-2025 Planning Commission Chair

Moved by Salinas, to approve the nomination of Commissioner Stanley for 2024-2025 Planning Commission Chair. The motion failed by a vote of: 1 to 6

Yes: 1 - Salinas

No: 6 - Samuelson, Martinez, Chair Warnke, Vice Chair McHugh, Olson Stanley, and Sawin

Moved by Vice Chair McHugh, to approve the nomination of Commissioner Warnke for 2024-2025 Planning Commission Chair. The motion passed by a vote of: 6 to 1

Yes: 6 - Samuelson, Martinez, Chair Warnke, Vice Chair McHugh, Olson Stanley, and Sawin

No: 1 - Salinas

[PC 2024-011](#)**Election of 2024-2025 Planning Commission Vice Chair**

Moved by Martinez, to approve the nomination of Commissioner McHugh for 2024-2025 Planning Commission Vice-Chair. The motion passed by a vote of: 7 to 0

Yes: 7 - Samuelson, Salinas, Martinez, Chair Warnke, Vice Chair McHugh, Olson Stanley, and Sawin

[PC 2024-012](#)**Appointment of Design Review Board Representative**

Moved by Salinas, to approve the nomination of Commissioner Martinez for 2024-2025 Design Review Board Representative. The motion failed by a vote of: 1 to 6

Yes: 1 - Salinas

No: 6 - Samuelson, Martinez, Chair Warnke, Vice Chair McHugh, Olson Stanley, and Sawin

Moved by Martinez, to approve the nomination of Commissioner Salinas for 2024-2025 Design Review Board Representative. The motion failed by a vote of: 0 to 7

No: 7 - Samuelson, Salinas, Martinez, Chair Warnke, Vice Chair McHugh, Olson Stanley, and Sawin

The commissioners discussed the requirements of the Design Review Board.

Moved by Chair Warnke, to approve the nomination of Commissioner McHugh for 2024-2025 Design Review Board Representative. The motion passed by a vote of: 6 to 0

Yes: 6 - Samuelson, Martinez, Chair Warnke, Vice Chair McHugh, Olson Stanley, and Sawin

No: 1 - Salinas

TOWN COUNCIL LIAISON UPDATE

None.

DESIGN REVIEW BOARD UPDATE

None.

COMMISSION ITEMS**Check for quorum for upcoming meetings**

June 27, 2024

July 11, 2024

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

No significant updates since the last meeting. Commissioner Salinas suggested that we include a review of a previous Planning Commission item as an example in the legal training session. Mr. Wrede responded. Commissioner Martinez suggested the T-Mobile Cell Tower that was denied once and approved on the second hearing would be a good example.

ADJOURN

Moved by Chair Warnke, seconded by Stanley, to adjourn. The motion passed by a vote of: 7 o 0

Yes: 7 - Samuelson, Salinas, Martinez, Chair Warnke, Vice Chair McHugh, Olson Stanley, and Sawin

Minutes approved by the Planning Commission on _____ by a vote of ____ in favor, ____ opposed, with ____ abstention(s).

Planning Commission



Town of Castle Rock

Agenda Memorandum

Agenda Date: 8/8/2024

Item #: File #: PC 2024-015

To: Members of the Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

**Metzler Ranch Planned Development Zoning Regulations, 2nd, Amendment, Major
Planned Development Text Amendment** [1.36-acres, located at 864 Barranca Drive]

Executive Summary

An application has been made for a Planned Development (PD) Text Amendment to the Metzler Ranch PD Zoning Regulation, relative only to the property located at 864 Barranca Drive (Attachment A).

The property is zoned to allow nursing home, assisted living and memory care. The proposed amendment would add limited adolescent inpatient mental health care (adolescent care) as an allowed use. The amendment also removes the 60 years and above, age-restriction from the assisted living and memory care uses, but restricts the adolescent care to minors, ages 13 through 17.

The proposed use will function similarly to the current permitted uses, in terms of residential stay accommodations, support with daily activities, medical support, and monitoring of residents and inpatients, except new use will serve a younger demographic, with mild to moderate mental health conditions such as depression, anxiety and mood disorders. The facility will not accept or treat youth with severe mental health conditions, or conditions that require acute inpatient psychiatric treatment.

The property was developed in 2010; however, the building has been vacant for a few years. No exterior changes or additions to the building are being proposed, other than potential repairs. Interior improvements will be made to the client rooms and common areas. Landscaping will be brought up to Town standards.

Staff is seeking Planning Commission's recommendation of approval to Town Council. Town Council is scheduled to consider this application on August 20th.

Attachments

Attachment A: Vicinity Map

Attachment B: Metzler Ranch Planned Development Zoning Regulations, 2nd Amendment

Attachment C: Metzler Ranch Planned Development Zoning Regulations, 1st Amendment

Item #: **File #:** PC 2024-015

Attachment D: Surrounding Uses

Attachment E: Neighborhood Meeting Summaries

Attachment F: Resident Emails

AGENDA MEMORANDUM

To: Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Metzler Ranch Planned Development Zoning Regulations, 2nd,
Amendment, Major Planned Development Text Amendment**
[1.36-acres, located at 864 Barranca Drive]

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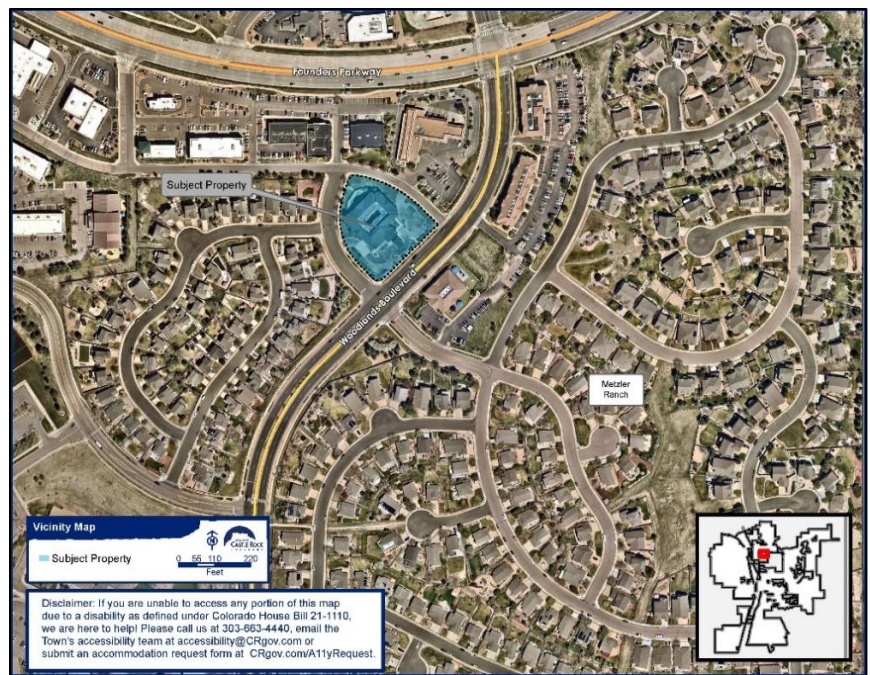


Figure 1: Vicinity Map

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Staff is seeking Planning Commission's recommendation of approval to Town Council. Town Council is scheduled to consider this application on August 20th.

Background

Current Zoning

The property was annexed to the Town and zoned in 1996, as part of the larger Metzler Ranch PD. Planned Development zoning intentionally mixes a variety of uses that are situated adjacent to each other, often with roads or open space buffers planned to provide separation between use categories. The Metzler Ranch PD mixed large and small lot single-family residential, townhomes, multi-family, commercial and industrial uses.

The subject property was included in the larger Commercial use area located along the Founders Parkway commercial corridor. See Figure 2, the location of the property is identified with the red circle.

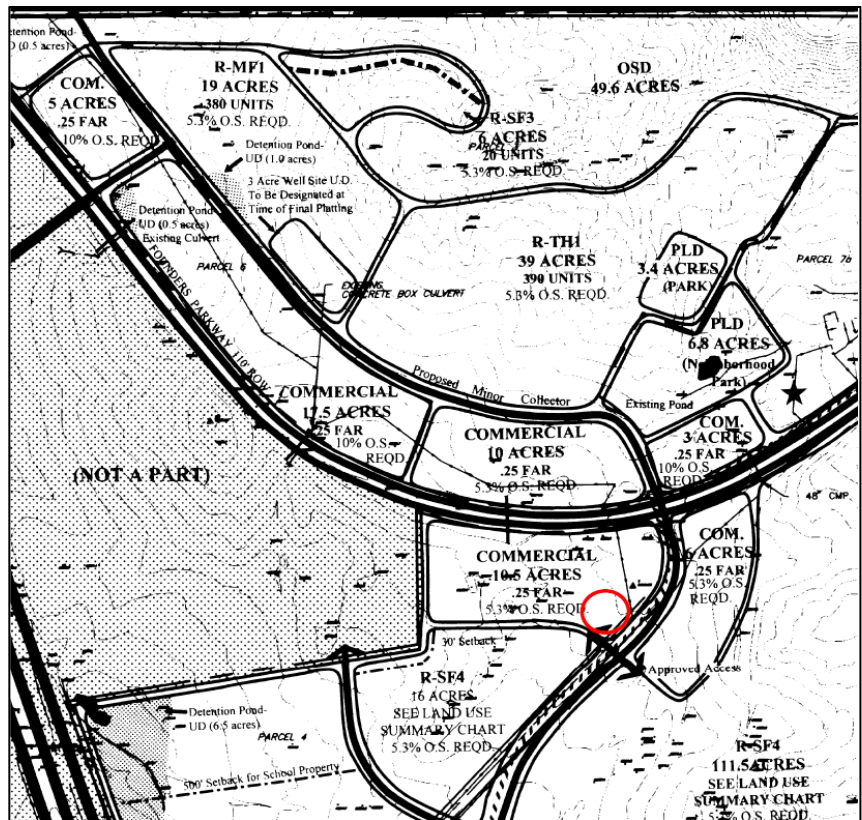


Figure 2: Metzler Ranch PD – Commercial Use Areas

The site remained undeveloped and in 2010, Town Council approved a zoning amendment for the property, Metzler Ranch Planned Development Zoning Regulations, 1st Amendment (Attachment C). The 1st amendment established nursing home, assisted living and memory care as permitted uses on the 864 Barranca Drive property. The current uses by right are defined as:

Nursing home facility shall mean an establishment, other than a hospital, licensed by the State, which operates and maintains continuous day and night facilities, providing room and board, personal services and skilled nursing care.

Elderly assisted care living facility shall mean a residential facility for four or more elderly persons (60 years of age or older) within which are provided living and sleeping facilities. Such facilities may also provide other services such as meal preparation, laundry services, room cleaning, transportation, and medical assistance and rooms occupied by resident staff personnel.



Figure 3: Metzler Ranch PD – Surrounding Uses

Surrounding Uses

The zoning of surrounding properties was also established with the 1996 Metzler Ranch PD. The properties to the north and east of the site are zoned Commercial, as was this site originally. The properties to the west and south of the site are zoned Residential and developed as single-family residential lots, see Figure 3, above and Attachment D.

The commercial use area north of the site and shaded in blue in Figure 3 above, fronts the Founders Parkway corridor. The current commercial businesses operating in this area include MotoSpa Car Wash and Service, UC Health Urgent Care, and other retail and restaurant uses. Barranca Drive, a two-lane local collector road, separates the site from these commercial uses.

The commercial use area east of the site, shaded green, fronts Woodlands Boulevard and presently includes a The Goddard School daycare facility at 4340 Woodlands Blvd., and two office buildings addressed as 4344 Woodlands Blvd. and 4348 Woodlands Blvd. At present, some of the tenants in the office buildings include Portercare Adventist Health System and Endodontics of Castle Rock. 4342 Woodlands Blvd. is a vacant, undeveloped lot. Woodlands Boulevard is a four-lane, divided minor arterial road.

South and west of the property is a Residential use area zoned to allow small to medium, single-family detached lots with lot sizes ranging from 5,000 to 10,000 square feet. The plat and site plan for this neighborhood was approved in 1998; at which time the subject property was still zoned Commercial with numerous permitted uses such as clinics, restaurants, retail and office. The subject site and the residential neighborhood are separated by Stampede Drive, a two-lane local collector. There are three residential lots with rear and side yards that abut Stampede Drive and adjacent to the facility, see Figure 4 below.

Existing Conditions

The 1.36-acre site is located at 864 Barranca Drive. Town Council approved the Site Development Plan in 2010, finding it in compliance with the Residential/Non-Residential Interface requirements for buffers, transitional screening, building and site orientation, architectural treatments and screening of site elements. The development standards approved with the Site Development are itemized in Table No. 1. No changes to the site plan standards are proposed.

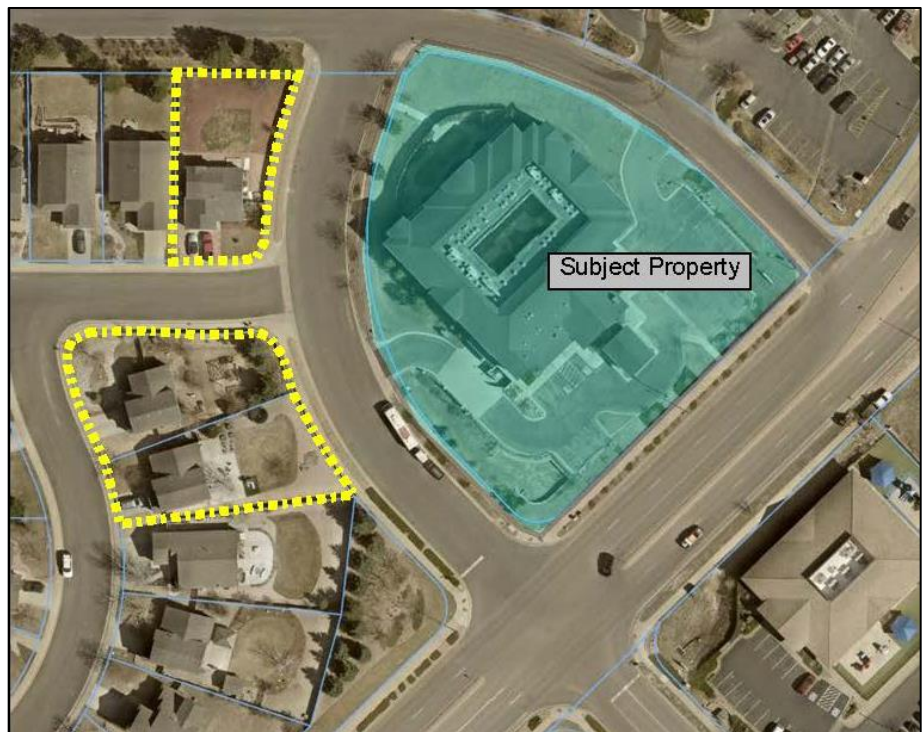


Figure 4: Residential lots adjacent to 864 Barranca Drive

The site was developed with one building and associated parking lot, along with a fenced outdoor patio on the west side of the site, and a screened loading dock on the south side. Enhanced landscaping and evergreens provided additional natural screening from the residential neighborhood to the south. The building design

incorporated residential elements found in the nearby neighborhood, such as a gabled roof, roof brackets, stone chimneys, lap siding, and balconies. The development standards are itemized in the table below. No changes to the standards are being proposed.

Development Standards and Site Utilization		
Gross Site Area	59,327 sf / 1.36 acres	
Proposed Uses	Nursing Home, Assisted Living Care	
	Allowed/Required by PD	Approved in 2010 SDP
Floor Area Ratio	0.46	0.46
Building Footprint	To Be Determined with SDP	15,847 sf
Parking Lot, Patio, etc.		22,067 sf
Landscaped Area		21,413 sf
Gross Floor Area	27,468 sf	27,415 sf
Maximum Height Allowed	50'	36'
Front Yard Setback	15'	63.3'
Rear Yard Setback	15'	16.6'
Side Yard Setback	15'	15' to 29.2'
Parking	25 spaces*	26
ADA Parking	1	2

*1 space/5 beds, plus 1 space/employee (Number of beds = 48, Number of employees = 15)

Table 1: Current Development Standards and Site Utilization

The building operated as an assisted living, memory care facility, however it has been vacant for the last few years. The applicant is not proposing any changes to the site or exterior building, other than necessary repairs, touch-ups, and replacement missing, dead or dying landscape.

Discussion

Proposed Zoning Text Amendment

The applicant is proposing to amend the Metzler Ranch PD Zoning Regulations to add Adolescent Inpatient Mental Health Care (adolescent care) as a new permitted use. The existing nursing home and assisted living/memory care uses will remain as permitted uses, the only change being the removal of the 60 years + age restriction.

If approved, Sandstone Care, LLC, would operate a private residential care facility, providing short-term inpatient treatment of minors ages 13 through 17, who are experiencing mild to moderate mental health conditions. These adolescents' lack of severe mental health symptoms makes them ineligible for acute psychiatric treatment at hospitals, and other higher-level treatment facilities. The services provided at this

location would, therefore, reach a population that is currently underserved by the mental health care system.

Using a diverse range of therapeutic approaches and treatments interventions, in-house clinicians will address symptoms associated with depression, anxiety and mood instability. Mild and moderate mental health conditions are defined in the proposed zoning regulations as:

Mild Mental Health Condition: Individuals who present with feelings of overwhelm, hopelessness, loss of interest in previously enjoyable activities, social withdrawal from family and friends, apprehensions about the future, excessive worry, and other intrusive thoughts that significantly impede their ability to perform daily living tasks.

Moderate Mental Health Condition: Individuals who present with excessive sadness leading to self-harm urges, suicidal ideation, loss of appetite, disrupted sleep patterns, severe anxiety causing inability to leave isolated spaces, (e.g., bedroom or bathroom), development of unhealthy repetitive behaviors (e.g., counting, finger tapping), or dissociative thoughts from reality.

The proposed facility and services must be licensed through the State of Colorado. The facility will operate 24 hours/7 days a week. The maximum number of client beds will be 48, or the maximum allowed by the State of Colorado, whichever is less. In addition to counselling and group therapies on site, residents also participate in appropriate grade-level educational studies. Personal services such as meal preparation, laundry services, and transportation are provided.

Admittance to the inpatient treatment is voluntary, and a patient can opt out of the program at any time, in which case they would be released to their parent or legal guardian. In no circumstance will youngsters be permitted to leave the facility unescorted. The treatment, counseling and education is provided daily, following a structured and organized schedule. Patients are not permitted “down-time” when they would be free to leave the facility alone, walk through neighborhoods, go shopping, frequent neighborhood parks, etc.

On occasion, group trips off-site for therapy and educational experiences will occur. Transportation will be provided by Sandstone Care, and will include clinical staff at the ratios required by the State of Colorado. Friends and family are not permitted on the premises to visit or socialize. Clients may participate in virtual family therapy sessions. Two 15-minute calls per week to family members are allowed; a third can be earned through meeting behavioral benchmarks.

This is not a locked-down facility, nor is it a halfway house or youth detention facility. Bars will not be installed on the windows. Staff monitors entries and exits from the building. Those in treatment will wear alarm-activating ankle or arm bracelets to monitor

their location at all times. In addition, staff on the premises must regularly and visually verify and track the location of each youngster, during the day and throughout the night.

As a condition of approval of the amendment, and prior to the issuance of a Certificate of Occupancy (CO), Sandstone Care LLC. must create an Emergency Management Plan (the Plan) in cooperation with the Castle Rock Fire Department. The Plan will be filed with the Fire Department and updated based on intervals identified in the Plan. For security reasons, the Plan is not available to the general public.

Based on neighbors' feedback at neighborhood meetings, and expressed by phone and via email communication, prohibited uses have been added to the proposed zoning regulations to further establish the scope and extent of the adolescent inpatient mental health care treatment permitted at this facility. Specifically, the prohibited uses are:

- Any outpatient care or treatment,
- Treatment of severe mental health conditions (see definition below),
- Treatment of substance abuse, alcohol or drug addiction, or other dependencies,
- Treatment of clients with a history of committing criminal offences of a sexual or violent nature, and
- Treatment associated with court-ordered treatment, or alternative sentencing programs.

The proposed amendment defines severe mental health condition as

Severe Mental Health Condition: Individuals who present with significant impairment to function in daily life, are not attending to hygiene, who may be catatonic, have command hallucinations or be experiencing active suicidal or homicidal plans, multiple identities, or unsafe manic behaviors to include active aggression, delusions of grandeur or persecution.

Development Standards and Zoning Comparison

The applicant is not proposing any changes to the development standards or the approved Site Development Plan. The site development standards are listed in Table 1 on page 5. Any necessary exterior building repairs and landscape replacement will be completed prior to issuance of the CO.

The property is zoned to allow short and long-term residential and inpatient health care. The existing facility was designed and constructed to provide a maximum of 48 beds, common space, food preparation and dining areas. Services provided under the former uses, included skilled nursing care, assistance with activities of daily living, medication assistance for patients with cognitive impairment, high-level of personal physical rehabilitation, and nursing care for residents unable to care for themselves due to age

or chronic illness. Alcohol and drug rehabilitation was prohibited, and will remain prohibited under the proposed text amendment.

The proposed Adolescent Inpatient Mental Health Care use will function similarly to the former uses in the building. The primary difference is that the adolescent care facility will serve a younger demographic, and primary health care services provided will address mild and moderate mental health conditions, rather than physical and cognitive impairments, chronic illness and other conditions related to aging. Table 2 below provides at a glance the general components of the existing and proposed uses.

General Functions of the Permitted and Proposed Uses					
	Adolescent Care		Nursing Home	Assisted Living	Memory Care
Requires State License	Yes		Yes	Yes	Yes
Hours of Operation	24/7		24/7	24/7	24/7
Max # Beds	48		48	48	48
Admission Terms	Voluntary		Voluntary	Voluntary	Voluntary
Inpatient Care	Yes		Yes	Yes	Yes
Residential Accommodations	Yes		Yes	Yes	Yes
Approx. Length of Stay (Months)	1		Multiple	Indefinite	Indefinite
Medical Staff Onsite	Continually		Varies	Varies	Varies
Primary Conditions	Mild to Moderate Mental Health Conditions		Physical	Physical / Cognitive	Cognitive
Age Restrictions (Years)	13 thru 17		None	None	None
Monitor Patient Location	Yes		Varies	Varies	Yes
Meal Preparation	Yes		Yes	Yes	Yes
Housekeeping	Yes		Yes	Yes	Yes
Visitors	No		Yes	Yes	Yes

Table 2: Zoning and Use Comparison of Permitted and Proposed Uses

Residential / Non-Residential Interface Regulations (Interface Regulations)

The site and building were subject to the Interface Regulations with the initial site plan submittal, which required public hearings before the Planning Commission and Town Council. Town Council approved the Site Development Plan with the Interface mitigation measure include in that plan. Sandstone Care is not proposing any changes to the site design, and will be bring the landscaping into compliance with the approved site plan and Town requirements.

Skyline / Ridgeline Protection Ordinance

The site is not subject to the Skyline / Ridgeline ordinance.

Open Space and Public Land Dedication

Open space and public land dedications were satisfied with the Metzler Ranch Planned Development and the site plan for this site.

Traffic Impact Analysis and Mitigation

A traffic compliance letter was prepared by Kimley Horn and submitted to the Town for review. The purpose of the compliance letter was to compare trip generation for the proposed Sandstone Care facility to the existing assisted care facility. The acknowledged source for trip generation rates is the Trip Generation Manual published by the Institute of Transportation Engineers (ITE).

In summary, this traffic letter provided a trip generation comparison of the proposed Sandstone Care facility to the existing assisted living facility. The proposed Sandstone Care facility is expected to generate approximately 32 morning peak hour trips and 16 afternoon peak hour trips. This results in approximately 21 additional morning peak hour trips and two (2) additional afternoon peak hour trips when compared to the existing use. This equates to approximately one additional trip every 3 minutes during the morning peak hour, and one additional trip every 30 minutes for the afternoon peak hour. The slight increase in project trips during the peak hours compared to the existing use is expected to be accommodated within the surrounding street network.

Town staff has approved and accepted the traffic compliance letter.

Onsite Parking

The existing onsite parking meets the requirement for the proposed use. The approved site plan for the nursing home, assisted living and memory care uses required 1 space per 5 beds and 1 space per employee for a total of 25 spaces. Twenty-six spaces were actually provided. The parking requirements for the adolescent care facility would be the same, however practically speaking the number of spaces per bed would not directly apply since no visitors are allowed. At 1 space per employee, the Sandstone Care facility will need 15 spaces.

Infrastructure

Adequate water, wastewater, storm sewer and road infrastructures are in place to serve this site with the proposed new use.

Water Resources

The water resources allocated to serve the site and permitted uses are sufficient to serve the proposed new use.

Fire

Castle Rock Fire has reviewed the submitted plans and has no comments or objections to the proposal. Sandstone Care, LLC will coordinate with the Town Fire Department the preparation of an Emergency Management Plan.

Zoning

The use descriptions and definitions are clear, concise and consistent with requirements of the Municipal Code.

Public Notification and Outreach

Public Hearing Notice

Public hearing notice signs were posted on the property on July 23, 2024. Written notice letters were sent to property owners and the Homeowners Associations (HOA) within 500 feet of the property, at least 15 days prior to the first public hearing.

Town staff published a public notice of the Planning Commission and Town Council hearings on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

External Referrals

External referrals were sent to various utility providers, public service providers and jurisdictional partners. Douglas County Health Department (DCHD) returned comments recommending that the food preparation area plans be submitted to DCHD for review. The comments also provided contact information for the Colorado Department of Human Services regarding required licensing. CORE Electric and Douglas County Government responded with no concerns. There are no outstanding external referral items.

Neighborhood Meetings and Public Outreach

The applicant has held three neighborhood meetings. The first meeting was held as a hybrid meeting, on May 31, 2023, prior to submittal of the text amendment application, and was attended by approximately 10 residents. The applicant presented the proposed use, explained the type of treatment to be offered and discussed locations and functions of other Sandstone Care facilities. Questions and concerns included visibility from the facility into backyards and homes in the adjacent neighborhood, traffic

generation, building maintenance, the maximum number of residents as inpatients and the kind of people treated and the anticipated timeline. Specifically, there were concerns about sex offenders and persons with violent or criminal backgrounds. One person stated they were glad the building was not going to remain vacant.

The second neighborhood meeting was hybrid and held on April 29, 2024 and was attended by approximately 30 people. The applicant provided an overview of the Sandstone Care facilities, the limitation of this facility to inpatient treatment of youth 13 through 17 years with mild to moderate mental health conditions. They also provided detail of the monitoring technology and admissions screening process. The residents expressed opposition to the rezoning and raised concerns about impacts to property values, crime related to patients leaving the facility unsupervised, the presence of kids with drug/alcohol addiction, violent backgrounds, sexually abused who are now abusers, what they concluded was insufficient security and ability to lock down the facility.

The third neighborhood meeting was hybrid and held on July 17, 2024. Approximately 30 neighbors attended the meeting. The applicant presented and discussed the zoning text amendment as it would be presented to Planning Commission. Hard copies of the Metzler Ranch Planned Development Zoning Regulations, 2nd Amendment were available for the attendees. The input and concerns were similar to what had been expressed at prior neighborhood meetings and in emails. An additional concern arose regarding persons who, within the continuum of mental health conditions, may have been treated in the past for severe mental health conditions, but are currently diagnosed as suffering from mild or moderate mental health conditions. The fear is that the evaluation is incorrect, or that something may trigger the person to exhibit behaviors, or act out in ways consistent with severe mental health diagnoses. The applicant reiterated that if a person exhibited behaviors that indicated severe or acute mental health issues, that patient would not continue to be treated at this facility and would be referred to an acute psychiatric facility where they could receive appropriate treatment and care.

Meeting summaries have been attached for more specific details (Attachment E). Additionally, e-mails from residents have also been included with this staff report (Attachment F).

In an effort to address concerns and fears of the surrounding neighbors, the zoning regulations were revised to include specific definitions of mild, moderate and severe mental health conditions. In addition, a list of prohibited use was added to include:

- Any outpatient care or treatment,
- Treatment of severe mental health conditions,
- Treatment of substance abuse, alcohol or drug addiction or the dependencies
- Treatment of clients with history of committing criminal offenses of a sexual or violent nature, or

- Treatment associated with court-ordered treatment, or alternative sentencing programs.

Analysis

This staff analysis takes into account the representations made in the application and attachments submitted to date.

Amendment to PD Plan and PD Zoning Regulations – CRMC Chapter 17.36

A text amendment is an amendment to the PD Zoning Regulations only. No changes to the PD Plan, such as additions of new planning areas, are necessitated by a text amendment. Only provisions contained in the Zoning Regulations are considered to be text amendment. If approved, the entirety of the existing Zoning Regulations will be redacted and replaced with the new Zoning Regulations.

The introduction of a new land use results in a Major Planned Development Amendment and is subject to the criteria listed and analyzed below.

- A. Community vision/land use entitlements
 1. Conforms to the most recent versions of the Town's Vision, Comprehensive Master Plan and long range or master plans.
 2. Complies with design principles found in Chapter 17.10.

Analysis: The proposed amendment to the Metzler Ranch PD Zoning Regulations meets this criterion. The Town's Vision seeks to

- *Ensure quality community services to support public health, safety and welfare,*
- *Diversify the local economy through job creation,*
- *Plans for responsible growth that balances housing, services and employment, and*
- *Ensure a safe community through outstanding community services, including police, fire, emergency medical, parks, recreation, water and transportation.*

To that end, the Comprehensive Master Plan includes in its cornerstone principles

- *Enhanced access to health and human services*
- *Outstanding education, health, parks and recreation facilities to further the healthy lifestyle.*
- *Mixed-use neighborhoods that provide a mix of complimentary and compatible land uses.*

The introduction of adolescent inpatient treatment of mild and moderate mental health conditions does enhance access to health services for young people suffering from depression, anxiety, and mood disorders. This is a population group who is

often underserved because they do not qualify for severe or acute psychiatric care and hospitalization. Also, by limiting the inpatient treatment to mild and moderate conditions, and by explicitly addressing prohibited uses, the proposed regulations are drafted to address neighbor's concerns about safety.

The Land Development General Design Principles of Chapter 17.10 apply to the design and layout of site, and were applied at the time the Site Development Plan. As mentioned, the applicant is not proposing changes to the site.

B. Relationship to surrounding area

1. Provides appropriate relationships between use areas, both internal and surrounding, with adequate buffer areas provided if warranted.
2. Provides innovative and creative plan design and layout.
3. Provides a variety of housing types, densities and open space.
4. Identifies areas as mixed use and/or depicts areas that are buffer areas to comply with Chapter 17.50 (Residential/Nonresidential Interface), where a proposed PD Plan is adjacent to residential property, as that term is defined in Chapter 17.50, or, for residential developments, where the proposed PD Plan is adjacent to nonresidential property, as that term is defined in Chapter 17.50.

Analysis: The proposed amendment meets this criterion. The proposed new use will operate in the existing facility similarly to the operation of the assisted living and memory care facility. Appropriate Residential / Non-Residential mitigation measures were applied at the time the Site Development Plan was approved. No additional mitigation measures would be warranted by the introduction of the adolescent care use. Sandstone will be replacing any landscaping that has died, and will bring the site into compliance with the Site Development Plan.

C. Circulation and connectivity

1. Provides an adequate circulation system in terms of capacity and connectivity, which is designed for the type of traffic generated, safety, and separation from living areas, convenience, accessibility, noise and exhaust control.
2. Provides for emergency vehicle access.
3. Accommodates an adequate, functional and safe street system for vehicular traffic generated by the development and passing through the development.
4. Provides for pedestrian and bicycle traffic in a safe and convenient manner, separation from vehicular traffic, and access to points of destination and recreation.

Analysis: The proposed amendment meets this criterion. The traffic analysis indicates that the traffic generated by the new use will result in a nominal increase which staff has concluded will not impact road capacities and connectivity. Direct access to the site remains the two surrounding collector roads and the minor arterial, and does not require cut-through traffic in any of the surrounding residential neighborhoods. The site and building were originally designed to provide for

emergency vehicle access, and that access is not affected by the proposed new use. A screened loading area will remain.

D. Services, phasing and off-site impacts

1. Addresses fiscal impact of the project.
2. Provides an appropriate phasing plan which minimizes unnecessary utility extensions and adequately addresses other fiscal concerns of the Town.
3. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
4. Existing or proposed stormwater systems can support the development and will comply with applicable regulations. Provides phased improvements in a logical and efficient manner.
5. Provides adequate consideration to the future extension of streets and utilities to adjacent properties.
6. Identifies and appropriately mitigates all traffic impacts, on- and off-site.

Analysis: The proposed amendment meets this criterion. The water demand associated with the new use is not anticipated to exceed that of the current permitted uses. The existing water, wastewater and drainage infrastructures have the capacity to accommodate the new use without upsizing. No extension of streets or utilities is necessary. As already noted, the increase in traffic is minimal, and the onsite parking is sufficient for this use.

E. Open space, public lands and recreation amenities

1. Provides adequate trails, parks, recreation and open space.
2. Provides an adequate trail system in terms of internal circulation and appropriate external connections.
3. Provides functional open space for recreation, views, density relief, convenience, function and preservation of natural features, including significant tree stands, ridges, and stormwater areas. Open space reservations and public land dedications are of an appropriate configuration and location within the site and comply with any applicable requirements of Chapter 16.08, CRMC and this Title.

Analysis: The open space, public land and recreational requirements have been satisfied with the original Metzler Ranch PD and Development Agreement. Sufficient interior and exterior space exist on the site for the activities associated with the adolescent care treatment. The exterior patio area is enclosed with privacy fencing.

F. Preservation of Natural Features

1. Demonstrates sensitivity and limits disturbance to the site in terms of plan design and density to the site's major environmental characteristics including drainageways, topography, view sheds and vegetation.

2. The proposed PD Plan and zoning accommodate the Skyline/Ridgeline Protection Regulations in Chapter 17.48 and reasonably mitigates visual impacts upon off-site areas.
3. Consideration shall be given to wildlife impacts in the layout of open space areas. Where designated threatened or endangered species are present, the development must conform to all applicable state and federal restrictions and permitting requirements.

Analysis: The criteria does not apply the rezoning. The site is already developed and no new development is proposed on the property.

Budget Impact

There is no new budget impact associated with the proposed new use. Use tax and impact fees were collected by the Town with the original building permit.

Findings

All staff review comments and external referral comments have been addressed. Staff's analysis of the proposed text amendment and addition of the Adolescent Inpatient Mental Health Care, limited to youth 13 through 17 experiencing mild to moderate mental health conditions

- Generally, conforms with the objectives of the Town Vision and the Comprehensive Master Plan,
- Meets the review and approval criteria of the Castle Rock Municipal Code, Chapter 17.34 PD Planned Development District and Chapter 17.36 Amendment to PD Plan and PD Zoning Regulations, and
- Complies with the Town of Castle Rock technical criteria.

Recommendation

Based on the analysis and findings detailed in this staff report, staff recommends that Planning Commission recommend to Town Council approval of the proposed text amendment as represented in the Metzler Ranch Planned Development Zoning Regulations, 2nd Amendment.

Proposed Motions

Option 1: Approval

"I move to recommend approval of the Metzler Ranch Planned Development Zoning Regulations, 2nd Amendment to Town Council."

Option 2: Approval with Conditions

"I move to recommend approval of the Metzler Ranch Planned Development Zoning Regulations, 2nd Amendment to Town Council, with the following conditions:" (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Planning Commission meeting on [date], at [time]."

Attachments

Attachment A: Vicinity Map

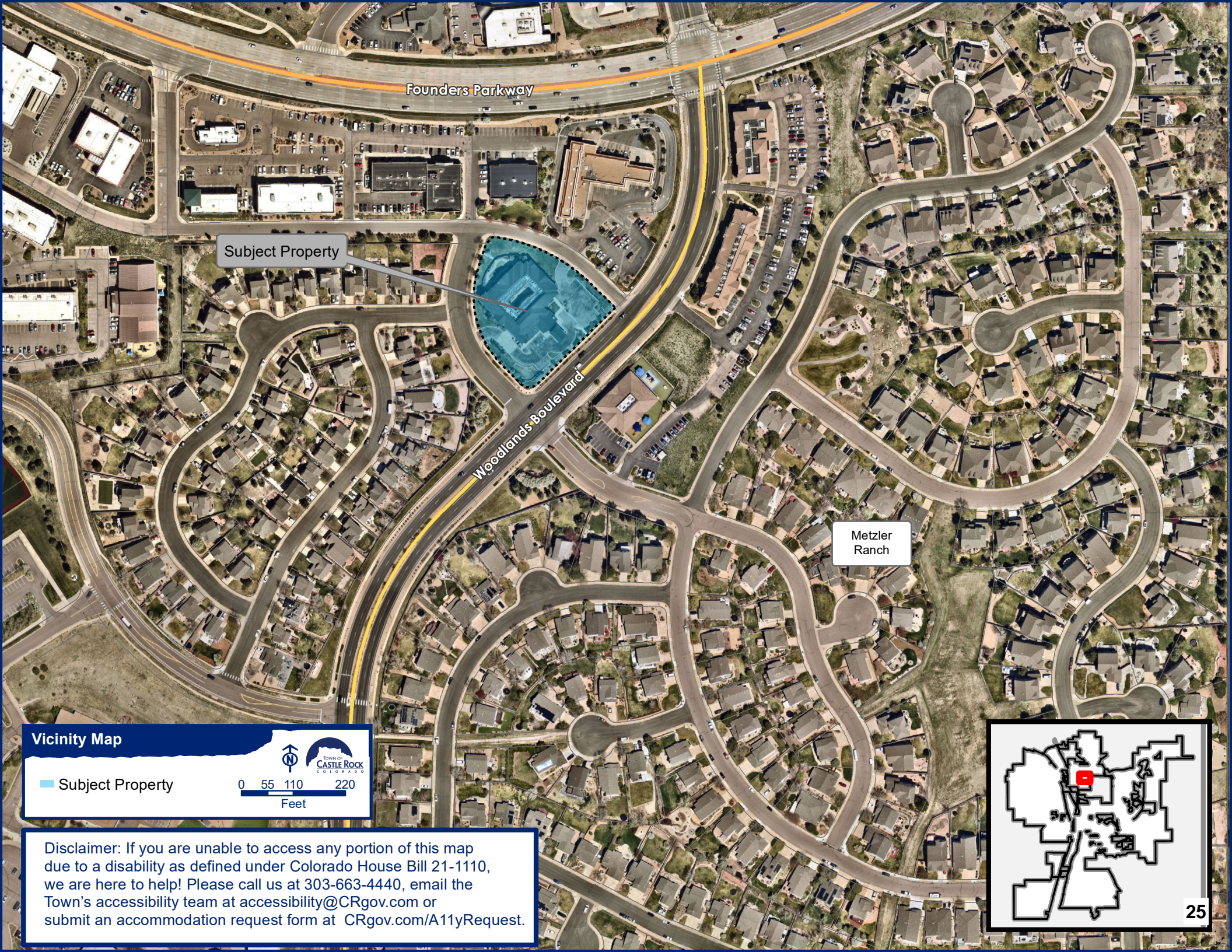
Attachment B: Metzler Ranch Planned Development Zoning Regulations, 2nd Amendment

Attachment C: Metzler Ranch Planned Development Zoning Regulations, 1st Amendment

Attachment D: Surrounding Uses

Attachment E: Neighborhood Meeting Summaries

Attachment F: Resident Emails



Founders Parkway

Subject Property

Woodlands Boulevard

Metzler Ranch

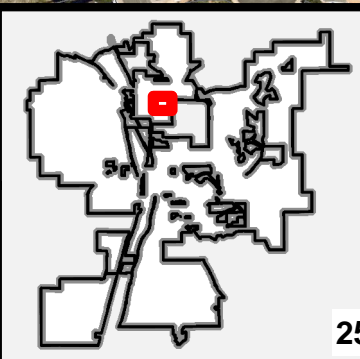
Vicinity Map



Subject Property



Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! Please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at CRgov.com/A11yRequest.



**Metzler Ranch Planned Development
Zoning Regulations,
2nd Amendment**
(Applicable to Metzler Ranch Filing No. 9, Lot No. 7)

Adopted by Town of Castle Rock Town Council
_____, 2024
Ordinance No. 2024-____

SECTION 1: GENERAL PROVISIONS

1.1 PURPOSE

A. Statement of Purpose

The purpose of these Planned Development (PD) Zoning Regulations is to amend the Metzler Ranch Planned Development Zoning Regulations, 1st Amendment, approved by Ordinance No. 2010-24 and recorded at Reception No. 2011003860, to allow limited health care services, as a permitted use by right.

B. Application

These standards shall apply to the property located at 864 Barranca, state parcel number 2351351160001, as shown on the Metzler Ranch Preliminary PD Site Plan, Fourth Major Amendment 2010. These PD Zoning Regulations run with the land, and bind owners of record and successors in interest to the property.

1.2 AUTHORITY

A. Authority

The enabling authority of these amended Zoning Regulations is the Town of Castle Rock Municipal Code (CRMC), Chapters 17.32 Planned Development District, 17.34 PD Plan and 17.36 Amendments to PD Plan and PD Zoning Regulations, as amended.

B. Adoption

The Town Council has approved and adopted the Metzler Ranch Planned Development Zoning Regulations, 2nd Amendment, pursuant to Chapters 17.32, 17.34 and 17.36 of Title 17 of the Castle Rock Municipal Code, after appropriate public notice and hearing.

C. Relationship to Town of Castle Rock Regulations

All Town ordinances and regulations, as the same are amended from time to time, shall apply to, and be enforceable in the Metzler Ranch Preliminary PD Site Plan, Fourth Major Amendment 2010. Accordingly, such Town ordinances and regulations shall govern and control over any conflicting provisions in the PD Plan and PD Zoning Regulations, unless such conflicting provision is vested as an express development right under the applicable development agreement.

D. Maximum Level of Development

The total amount of non-residential square footage approved for development within Metzler Ranch Filing No. 9, Lot No. 7 is the maximum allowed for platting and development. Maximum level of development to be established

at the time of the Site Development Plan, and subject to site requirements and constraints.

1.3 CONTROL PROVISIONS

A. Incorporation of the Planned Development Plan

The Metzler Ranch Preliminary PD Site Plan, Fourth Major Amendment 2010 includes the type, location, boundaries and acreage of the land use area, as shown on sheets 1 and 2 of the PD Plan, is hereby incorporated by reference into these PD Zoning Regulations.

B. Use Area Boundaries

Where a Use Area abuts an internal local street or drive, the boundary shall be the centerline of the street. Where a Use Area abuts an arterial or collector street the boundary shall be the right-of-way of that street, as indicated on the PD Plan.

C. Amendments to the PD Plan and PD Zoning Regulations

Future amendments to the Metzler Ranch Preliminary PD Site Plan, Fourth Major Amendment 2010, or these Metzler Ranch Planned Development Zoning Regulations, 2nd Amendment, shall be subject to the criteria established in CRMC, Chapter 17.36.

D. Road Alignments

The Metzler Ranch PD infrastructure is constructed. Any major road re-alignments, as determined by the Town of Castle Rock Development Services Director, shall follow the PD Amendment procedures established in the Town of Castle Rock Municipal Code.

E. Severability of Provisions

In the event any provision herein shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION 2: DEVELOPMENT AGREEMENT

In addition to these amended regulations, Metzler Ranch Planned Development Zoning Regulations, 2nd Amendment is subject to the applicable provisions of the Metzler Ranch Development Agreement, adopted by the Town of Castle Rock on the 24th day of October, 1996, by Ordinance 96-42 and recorded under Reception No. 199672147, as amended.

SECTION 3: OVERALL PROJECT STANDARDS

These Planned Development regulations shall not preclude the application of Town ordinances, including revisions to Municipal Code, which are of general application

throughout the Town, unless such application would conflict with an express vested property right. The standard zoning requirements of the Town of Castle Rock Zoning Ordinance (Title 17) including off-street parking, development standards, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this Planned Development, except as modified by the following sections.

SECTION 4: DEFINITIONS

In addition to the standard definitions found in the Town of Castle Rock Zoning Ordinance, as amended, the following definitions of terms shall apply to this PD.

4.1 ADOLESCENT INPATIENT MENTAL HEALTH CARE

A private residential facility for teens ages 13 through 17 years of age who are experiencing mild to moderate mental health conditions, which such facilities services are designed to provide a diverse range of therapeutic approaches and treatment interventions to address symptoms associated with depression, anxiety, and mood instability. This use does not include alcohol and drug rehabilitation facilities.

4.2 ASSISTED LIVING/MEMORY CARE

A public or private residential facility designed to provide residents with assistance for activities of daily living and medication assistance for individuals with a level of cognitive impairment. This use does not include alcohol and drug rehabilitation facilities.

4.3 MILD MENTAL HEALTH CONDITION

Individuals who present with feelings of overwhelm, hopelessness, loss of interest in previously enjoyable activities, social withdrawal from family and friends, apprehensions about the future, excessive worry, and other intrusive thoughts that significantly impede their ability to perform daily living tasks.

4.4 MODERATE MENTAL HEALTH CONDITION

Individuals who present with excessive sadness leading to self-harm urges, suicidal ideation, loss of appetite, disrupted sleep patterns, severe anxiety causing inability to leave isolated spaces (e.g., bedroom or bathroom), development of unhealthy repetitive behaviors (e.g., counting, finger tapping), or dissociative thoughts from reality.

4.5 NURSING HOME

A public or private residential facility providing a high level of personal physical rehabilitation or nursing care for persons (such as the aged or chronically ill) who are unable to care for themselves properly. This use excludes care for alcohol and drug rehabilitation, mental illness or communicable disease.

4.6 SEVERE MENTAL HEALTH CONDITION

Individuals who present with significant impairment to function in daily life, are not attending to hygiene, who may be catatonic, have command hallucinations or be experiencing active suicidal or homicidal plans, multiple identities, or unsafe manic behaviors to include active aggression, delusions of grandeur or persecution.

SECTION 5: USE AREA – RESIDENTIAL / INPATIENT HEALTH CARE

5.1 INTENT

The intent of these standards is to establish permitted uses, prohibited uses, and development controls that protect the public health, safety and welfare, mitigate adverse impacts between land uses and advance the goals of the Town of Castle Rock Vision and Comprehensive Master Plan, as amended.

5.2 PERMITTED USES BY RIGHT

A. Nursing Home Care

- i. A public or private health care facility, providing short-term or long-term residential accommodations and health care for patients, with no restriction on age.
- ii. Maximum number of patient beds is 48.
- iii. Must be licensed by the State of Colorado
- iv. Facility to operate 24 hours per day, 7 days per week
- v. General services provided may include skilled nursing care, physical therapy, social interaction, meal preparation, laundry services, room cleaning, transportation and other personal services
- vi. Additional room accommodations may be provided for staff.

B. Assisted Living / Memory Care

- i. A private care facility, providing long-term residential accommodations, assistance with daily activities and medical support for up to clients, with no restriction on age.
- ii. Maximum number of resident beds is 48.
- iii. Must be licensed by the State of Colorado
- iv. Facility to operate 24 hours per day, 7 days per week
- v. General services provided may include medical assistance, coordinated activities and social interaction, meal preparation, laundry services, room cleaning, and transportation.
- vi. Additional room accommodations may be provided for staff.

C. Adolescent Inpatient Mental Health Care

- i. A private health care facility, providing short-term inpatient treatment of mild to moderate mental health conditions and mood disorders, such as anxiety, depression, stress, and trauma clients, ages 13 through 17 years of age.

- ii. Maximum number of client beds is 48, or the maximum allowed by the State of Colorado, whichever is less.
- iii. Must be licensed by the State of Colorado.
- iv. Facility to operate 24 hours per day, 7 days per week
- v. On-premises staffing consists of licensed clinical, medical and other professional services.
- vi. The required staff to client ratio must meet State of Colorado licensing criteria.
- vii. Personal services such as meal preparation, laundry services, cleaning, and transportation will be provided.
- viii. Additional room accommodations may be provided for staff.

5.3 PROHIBITED USES

- A. Any outpatient care or treatment,
- B. Treatment of severe mental health conditions,
- C. Treatment of substance abuse, alcohol or drug addiction or other dependencies,
- D. Treatment of clients with history committing criminal offenses of a sexual or violent nature, or
- E. Treatment associated with court-ordered treatment, or alternative sentencing programs.

5.4 DEVELOPMENT STANDARDS

Lot size, building separation and all setbacks will be established with the Site Development Plan. Maximum building height is 50 feet.

**METZLER RANCH
PLANNED DEVELOPMENT
ZONING REGULATIONS
1ST AMENDMENT**

Prepared: July 2010

**ZONING REGULATIONS FOR
METZLER RANCH PLANNED DEVELOPMENT 1ST AMENDMENT**

TABLE OF CONTENTS:

Section 1	General Provisions
Section 2	Definitions
Section 3	Land Use
Section 4	Accessory Uses
Section 5	Temporary Uses
Section 6	Development Standards
Section 7	Control Provisions
Section 8	Final Planned Development Site Plans
Section 9	Transitional Uses
Section 10	Severability of Provisions

SECTION 1: GENERAL PROVISIONS

1.1 **Adoption/Authorization.** The Town Council has adopted the Metzler Ranch Preliminary PD Site Plan and Zoning Regulations pursuant to Section 17.60 of Title 17 (Zoning) of the Castle Rock Municipal Code after appropriate public notice and hearing.

1.2 **Applicability.** The Metzler Ranch Preliminary PD Site Plan and Zoning Regulations shall run with and bind all landowners of record, their successors, heirs, or assigns of the land as approved by the Castle Rock Town Council.

These zoning regulations do not pertain to the use areas designated as IB, IB-B, and DUA. These three use areas are regulated by Town of Castle Rock Ordinance Number 87-36.

1.3 **Maximum Level of Development.** The total number of dwelling units or total commercial, industrial or other non-residential floor area approved for development within the established Use Areas is the maximum allowed for platting and development. The actual number of dwellings or floor area approved will be determined at the Final Plat and Final PD Site Plan stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses, and other relevant factors.

1.4 **Relationship to Town Regulations.** The provisions of this Preliminary PD Site Plan and Zoning Regulations shall prevail and govern the development of the Metzler Ranch PD, provided, however, that where the provisions of this Preliminary PD Site Plan and Zoning Regulations do not address a particular subject, the relevant provisions of the Town of Castle Rock Zoning Ordinance, as amended, or any other applicable provisions of the Town Municipal Code shall be applicable.

1.5 **Phasing.** The Phasing order indicated on the Phasing Plan shown in Appendix A is advisory in nature and is not construed as obligatory upon the Developer.

1.6 **Development Agreement.** In addition to these regulations, certain provisions of the development of this PD property are controlled by an agreement between the Town of Castle Rock and the PD property owners. This agreement, entitled Metzler Ranch Development October, was adopted by the Town on the 2nd day of October, 1996, by Ordinance No. 96-42 Agreement

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SECTION 2: DEFINITIONS

2.1 **Definitions.** No special definitions are adopted.

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SECTION 3: LAND USE

3.1 Residential Use Areas.

- A. Description: R-SF1 through R-SF4: single family detached residential.
R-TH1: single family attached residential and multi-family residential.
R-MF1: single family attached residential and multi-family residential.
- B. Principal Permitted Uses:
1. Residence-principal - single family detached dwellings (including garage), single family attached dwellings and multi-family dwellings.
 2. Open Space / Trails
 3. Park / Playground
 4. Recreation Facility, Site Plan Required
 5. School - Public Or Private, Site Plan Required
 6. Transportation R.O.W.
 7. Home occupations.
 8. Mother-in-law or nanny unit: defined as a dwelling associated with the main dwelling that is integrated in the overall design of the structure but may have a separate entry and kitchen facility. The unit must be attached to the main home or detached garage. Separate addressing or utility taps are not permitted. One additional parking space must be provided on the lot for the nanny unit. The design of the structure must accommodate a fire wall between the main home and nanny unit if a separate entry is proposed. Occupants of these units must be related to the family residing in the main residence by blood or marriage, or be full time employees of the family residing in the main residence.
- C. Uses By Special Review:
1. Churches, synagogues and other religious institutions
 2. Day Care Centers
 3. Public and quasi-public facilities
 4. Public utilities and related facilities
 5. Boarding House
 6. Group/Commercial Home
 7. Club/Private Recreational Use (Country Club)
 8. Golf Course
 9. Cultural Facility
 10. Higher Education Facility

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11. Hospital
12. Fire Station

3.2 COMMERCIAL USE AREAS

Section 3.2 is repealed and reenacted in its entirety as Section 3.7.

3.3 LIGHT INDUSTRIAL USE AREAS

Refer to Town of Castle Rock Zoning Ordinance Chapter 17.52 "I-1 Light Industrial"

3.4 OPEN SPACE USE AREAS, OSD, OSP, AND PLD

- A. OSD: Land proposed to meet portions of the PD open space requirement of 20% for the entire parcel. OSD is maintained by the Town of Castle Rock.
- OSP: Land proposed to meet portions the PD open space requirement of 20% for the entire parcel. OSP is maintained by private Homeowner's Associations, or other private ownership.

PLD: Land proposed to meet the PD public land dedication requirement of 10% for the entire parcel.

B. Permitted Uses

1. PLD: Parks, schools and other public uses, active and passive recreation activities, golf course, preservation of land for public purposes, railroad rights of way, roadway rights of way and including such structures and other improvements not inconsistent with the Land Dedication and the Planned Development District ordinances.
2. OSD: Common open space which may include, but not be limited to, landscaped areas, swimming pools, tennis courts, play areas, walkways and bikeways, but excluding driving and parking areas.
3. OSP: Common open space which may include, but not be limited to, landscaped areas, swimming pools, tennis courts, play areas, walkways and bikeways, but excluding driving and parking areas.

- C. The boundaries and/or location of open space use areas depicted on the plan may be changed or adjusted, and shall be considered a minor amendment to the PD

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Plan, as long as the total combined OSD and PLD acreage is not reduced and vital open space corridors and linkages are not eliminated.

- D. Three OSD areas are indicated on the PD Plan. In addition to these areas, some individual parcels must provide a percentage of OSP at the time of Final Site Plan preparation. These OSP requirements vary for individual parcels, as indicated on the site plan and discussed in the development agreement.

3.5 UTILITIES DEDICATION USE AREA - UD

- A. Permitted Uses
 - 1. All Town owned and operated utilities and drainage areas.
 - 2. Other Public and/or Private utilities as authorized on a Final PD Site Plan.
 - 3. All uses permitted in the PLD Use Areas.

3.6 IB; IB-B; DUA

The IB, IB-B, and DUA use areas are from Town of Castle Rock Ordinance Number 87-36, Metzler Ranch P.U.D.. Permitted uses and densities are as defined in Ordinance 87-36.

3.7 COMMERCIAL USE AREAS

- A. Permitted Uses - Metzler Ranch PD (excluding Lot 7, Metzler Ranch Filing 9):
 - 1. Refer to Town of Castle Rock Zoning Ordinance Chapter 17.44 “B-2 General Business.”
 - 2. Metzler Ranch Filing 9, Lot 7: Nursing home and elderly assisted living facilities.
- B. Permitted Uses - Metzler Ranch Filing 9, Lot 7:
 - 1. Nursing home and elderly assisted care living facilities
 - a. Nursing home facility shall mean an establishment, other than a hospital, licensed by the State, which operates and maintains continuous day and night facilities providing room and board, personal services and skilled nursing care.
 - b. Elderly assisted care living facility shall mean a residential facility for four (4) or more elderly persons (sixty [60] years of age or older) within which are provided living and sleeping facilities. Such facilities may also provide other services such as meal preparation, laundry services, room cleaning, transportation, and medical assistance and rooms occupied by resident staff personnel.

SECTION 4: ACCESSORY USES PERMITTED IN ALL USE AREAS

1. **Underground utility and communications distribution lines.**
2. **Roadways, bike paths, pedestrian and equestrian trails.**
3. **Parking areas.**
4. **Open spaces and lakes, to include storm water drainage detention areas.**
5. **Well sites.**

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SECTION 5: TEMPORARY USES

1. Home/Builder sales and information offices/facilities provided that:
 - (a) Such temporary structure is located within a final platted subdivision.
 - (b) Sales are limited to those units within the Metzler Ranch PD Area.
 - (c) Adequate access, parking, sanitary facilities, and landscaping are provided.
2. Construction office and/or trailer.
3. Dwelling units to be used as models and/or sales and information offices; provided the unit so utilized is a permitted use in the use area where it is located.

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SECTION 6: DEVELOPMENT STANDARDS

6.1 Overall project standards. The standard zoning requirements of the Town of Castle Rock Zoning Ordinance including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PD, except as modified by the following:

METZLER RANCH PD- DEVELOPMENT STANDARDS						
STANDARD	USE AREAS					
	R-SF1	R-SF2	R-SF3	R-SF4	R-TH1	R-MF1
Minimum Lot Area (square feet)	43,560	21,780	7,000	See Note (4) Below.	N/A	N/A
Minimum Setbacks:						
Front to Garage	18'	18'	18'	18'	18'	18'
Front (residence)	20'	20'	20'	20'	20'	20'
Rear	30'	20 ⁽¹⁾	20 ⁽¹⁾	20 ⁽¹⁾	20 ⁽²⁾	20'
Side Interior Lot	15'	5'	5'	5'	5'	5'
Side to Street	30'	15'	15'	15'	15'	15'
Max. Building Height	35'	35'	35'	35'	40 ⁽³⁾	40 ⁽³⁾
Max. Bldg. Lot Coverage	N/A	N/A	N/A	N/A	40%	40%

- NOTES:
- (1) Raised decks will be allowed a 15' rear set back when lot backs onto public or private open space with a depth of at least 20 feet.
 - (2) All attached dwelling units are allowed a 0' (zero) side yard setback where attached.
 - (3) Not to exceed three stories of occupied floor area.
 - (4) 15% of the total R-SF4 acreage shall be allowed to have a minimum lot size ranging from 5,000 to 5,500 square feet; no less than an additional 15% of the total R-SF4 acreage shall have a minimum lot size ranging from 8,000 to 10,000 square feet.

6.2 Exterior Lighting. No exterior lights of any sort may be erected, placed, installed or otherwise incorporated into the property, adjacent road right-of-way or adjacent property or open space wherein any glare or direct light is visible beyond the perimeter of the property. This applies to all lighting, including, but not limited to entry lights, garage lights, driveway illumination and interior lights visible from off property.

6.3 Utilities. All public utility distribution lines must be placed underground.

6.4 Trails. The trail system as shown on the Preliminary PD Site Plan is conceptual, showing general trail locations only. The exact location of each trail, whether it shall be located on the street or adjacent to the street, and the construction materials shall be determined during the Final PD Site Plan submittal process.

SECTION 7: CONTROL PROVISIONS

- A. Use Area Boundaries. There shall be some limited flexibility in determining the exact location of Use Area boundaries due to the scale of the drawing and the somewhat diagrammatic depiction of Use areas (rounded corners, separation from other areas, etc.) However, changes or adjustments to boundaries may only be made through the PD Amendment procedure as provided in the Town Code, which states; "Use Area Boundaries may be administratively adjusted when no more than 10% of the acreage of any one planning area is affected, where density is not increased, where open space is not reduced, and where such does not involve an inclusion or exclusion of land from the overall Preliminary or Final PD."
-
- B. Road Alignments. The Preliminary PD Plan is intended to depict general locations of roadways, and access points. Recognizing that final road alignments are subject to engineering studies, minor arterial and collector road realignments are expected, and can be accomplished by the developer through the platting process, without any amendment to this ordinance or to the Plan itself. Major road alignments, as determined by the Town Planning Director, shall follow the PD Amendment procedure as provided in the Town Code.
-
- C. Preservation Area/No Build Area. The delineation of this area shall serve as a building setback line for the individual lots on which it applies. No dwelling shall be constructed within this area. In addition, the removal of trees for reasons other than fire prevention or disease control is prohibited. Tree removal due to utility crossings shall be minimized and all trees removed shall be replaced on a one for one basis.
- D. Transitional Areas. Transitional areas are located along the boundaries of use areas of differing densities, and along peripheral site boundaries. In these areas, care shall be given to reducing the impact of differing densities through the use of buffers and the strategic location of appropriately sized lots. For example, in areas where a larger lot area is adjacent to a smaller lot area, consideration shall be given to placing lots adjacent to the boundary that will minimize the size discrepancy.

SECTION 8: FINAL PD SITE PLANS

- 8.1 Submission of Final PD Site Plans and plats and additional information. Following approval of the Preliminary PD Site Plan, the property owners shall submit a Final PD Site Plan for all or any portion or portions of the general use areas as are then ready for development. No building permit will be issued until a Final PD Site Plan and Final Subdivision Plat have been approved for the property by the Town Council and duly recorded.

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SECTION 9: TRANSITIONAL USE

After approval of the Preliminary Site Plan incorporated as part of this amendment to the Town of Castle Rock Zoning District Map, any portion of the Metzler Ranch PD which does not have an approved final site plan may be used for agricultural purposes. These uses may continue until a final site plan for such property, is approved or until such a time that the board of Trustees determines that the proximity of these uses to developed areas provides a negative impact to the health, safety or welfare of residents / owners of such developed areas.

Permitted Agricultural Uses include farming, ranching, gardening, and buildings accessory to these uses. In no event commercial feed yards, poultry or hog farms be permitted.

The existing residence located northwest of the intersection of Founder's Parkway and Crowfoot Valley Road shall be a transitional use.

Transitional Use Areas shall be closed to vehicular traffic and off-road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles associated with the existing residence, vehicles engaged in utility and maintenance work, and designers of the developer and / or Town.

Any activity permitted by this section shall be considered to be a valid pre-existing non-conforming use within the area described above until a Final PD Site Plan for such area or areas has been approved; Provided however, that the Town Council reserves the right to prohibit such agricultural uses in areas for which no Final PD Site Plan has been submitted if the Council determines that due to the proximity of such uses to developed areas a danger exists to the health, safety or welfare of the residents of such developed area(s).

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SECTION 10: SEVERABILITY OF PROVISIONS

In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remain provisions shall remain in full force and effect.

PASSED, APPROVED AND ADOPTED AS AN EMERGENCY ORDINANCE this ____ of _____, 2010, by a vote of the Town Council of the Town of Castle Rock, Colorado of ____ for and ____ against constituting the extraordinary majority required by Section 2.02.100 of the Castle Rock Municipal Code.

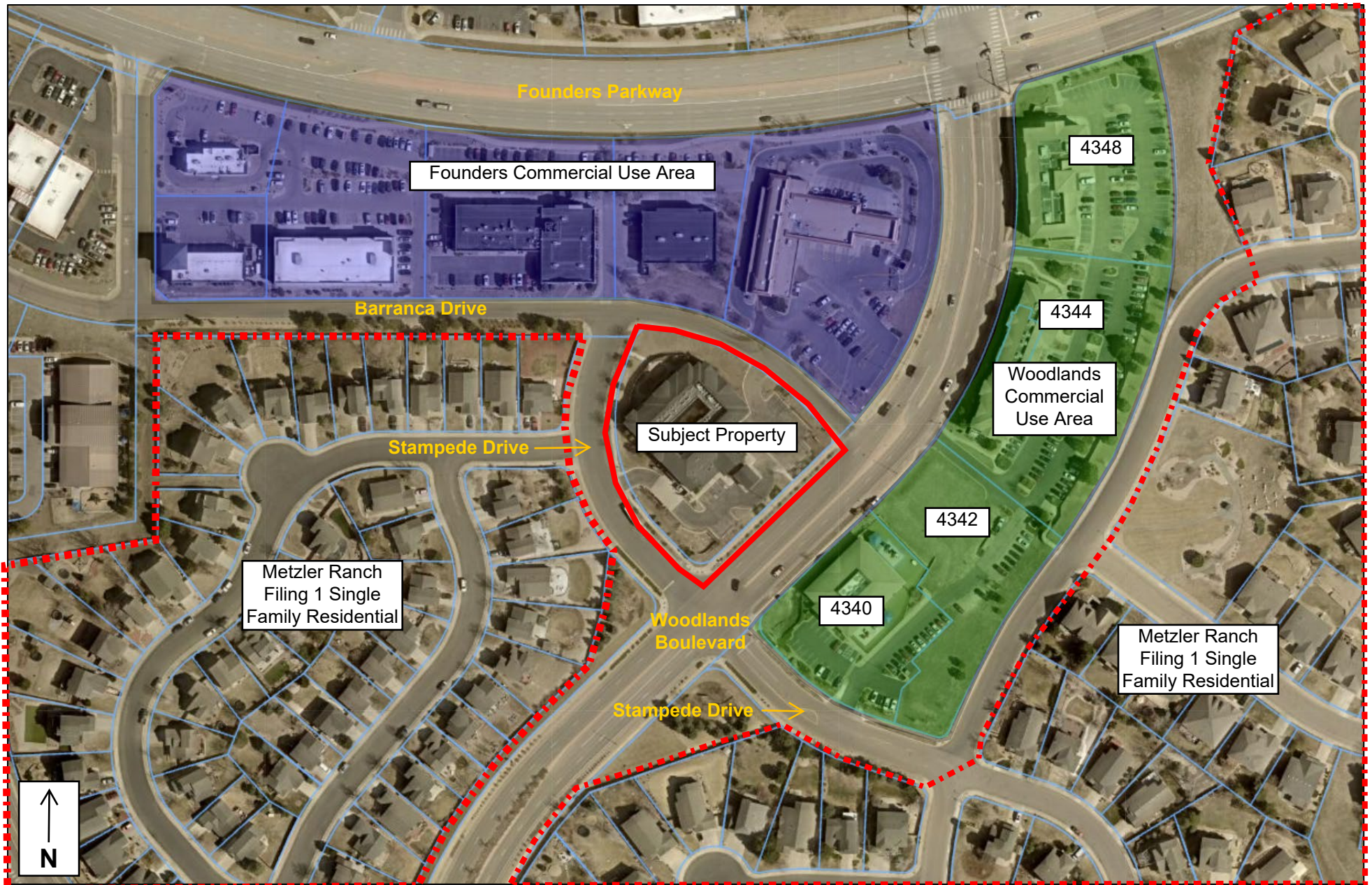
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APPENDIX A:

Phasing Plan

**PHASING PLAN NOT INCLUDED HERE.
PHASING PLAN IS AN EXHIBIT TO THE
DEVELOPMENT AGREEMENT WITH COPIES
IN PLANNING AND IN ENGINEERING FILES**

864 Barranca Drive and Surrounding Uses



Neighborhood Meeting Summary

Application: Planned Development Amendment- Text Change

Property Owner: LTC Properties

Applicant: Marcello La Rocca, Sandstone Care

Meeting #1

Date/Time: Wednesday, May 31, 2023, 6 pm; Adjourned at 7:30 pm

Meeting Location: Castle Rock Recreation Center, The Studio Room

Councilmember District: La Fleur

Applicant's Proposal:

Applicant is proposing to rezone the property to allow a residential group care facility for adolescents ages 13-18, suffering from mild to moderate mental health symptoms. The program is voluntary. In-patients follow a structured daily program, are supervised 24/7, no visitors are allowed and parent's visits are virtual. The program does not treat acute psychiatric patients or court referred clients. No exterior building or site changes are proposed.

Attendees

Applicant Representatives:

Marcello La Rocca, Sandstone Care, Executive Director (virtual)

Michael Hunter, Sandstone Care, CEO

Edwin Alvarado, Sandstone Care, Director of Facilities and Compliance

Katie Coffman, Sandstone Care, VP of De Novo Strategy

Rob Solls, Mohr Capital

Jon Carty, Mohr Capital

Liz Leder, SVN Commercial Real Estate

Public Attendees:

In-person Attendees:

Katherine and Dennis Carter

Elise and Jonathan Ozum

Online/Phone Attendees:

Dave Iglicki and Laura Stultz

Maggie Bolden

Pete 799p

1-817-965-4498

Town Staff Attendees:

Sandy Vossler, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

Michael Hunter provided an overview of Sandstone Care and a description of the proposal for this facility. Sandstone Care was founded in Denver in 2015. They currently have 23 national

locations. The program is not an in-patient drug or alcohol program, it does not serve acute psychiatric patients, and does not serve court-ordered clients. The program is voluntary and patients can opt out at any time. This facility will serve adolescents 13-18 years old, with suffering from anxiety, depression, mood disorders and thoughts of suicide.

Questions Presented to Applicant:

Q: From the 2nd floor of the facility their entire backyard is visible and people can see into their house.

A: The applicant indicated they would work with the resident to identify reasonable solutions to providing for their privacy.

Q: Will there be more traffic?

A: A traffic analysis will be submitted to the Town; however, applicant expects that traffic may be reduced. There will be 2 shift changes. Adolescents are dropped off, not permitted to come and go independently, parents and friends are not allowed to visit in person. Out-patient care and counseling will not be offered at this location.

Q: What is the maintenance plan for the building? The building has been vacant for a long time.

A: If the project moves forward, the applicant will spend the time necessary to complete repairs, address landscaping deficiencies, and make interior improvements. Moving forward there will be an onsite facilities manager and maintenance will become a routine on-going activity.

Q: Resident stated they were glad that the building was not going to remain vacant. Does Sandstone Care have an anticipated timeline for opening?

A: The applicant expects that all combined, the rezoning, refreshing of the site and building, it will likely be a year before the facility is open and operating.

Q: How many patients can be expected to reside at the site.

A: Sandstone Care expects to have between 24 and 36 adolescent residents. The capacity of the former nursing home/memory care was 48 residents.

Q: What are some of the lessons learned that you can share from your other facilities?

A: Applicant explained the importance of developing relationships with surrounding neighbors, regularly talking to the neighbors and quickly addressing touchpoints. In terms of care provided, their experience has consistently shown that primary mental health clients are more successful and stay in the program longer than addiction and substance abuse clients.

Q: Concerns were expressed about the kind of people that would be in-patient clients.

A: All potential clients are carefully screened and patients exhibiting “red flags” are screen out. Red flags are things like sex offenders, history of violence, history of hurting animals, background of quitting or leaving similar programs.

Neighborhood Meeting Summary

Name: Sandstone Care Facility

Application: Planned Development Text Amendment to Rezone

Property Owner: Gibson Satterwhite (Under contract with Sandstone)

Meeting #: 2

Date/Time: Monday, April 29, 2024, 6 pm (Adjourned at 7:30 pm)

Meeting Location: Philip S. Miller Activity Center, Aspen Room

Councilmember District: Desiree LaFleur

Applicant's Proposal:

The applicant proposes to rezone the property located at 864 Barranca Drive. The 1.4-acre site is in the Metzler Ranch Planned Development and is zoned to allow nursing home and elderly assisted living uses. The building was the former location of the Metzler Memory Care facility and has been vacant now for a few years.

Sandstone Care operates several programs in treatment centers located in Colorado, specifically Denver, Boulder and Colorado Springs. The current services offered for teens, young adults and adults include mental health, drug and alcohol rehabilitation and transitional living. The services proposed for the Castle Rock facility would serve only teens with mental health conditions.

The rezoning proposal would retain the current uses and add short-term, in-patient mental health care for youth ranging from 13 to 18 years of age. Counseling care provided would include mood disorders and trauma. It would not include acute mental health conditions, such as psychosis, or substance abuse and addiction. Prescreening process is used to identify whether the services available are suitable for each application. More acute cases are referred elsewhere.

In-patient admission and participation is voluntary; the program subject to the Department of Corrections, and is not a court-ordered treatment option, or an alternative to juvenile sentencing. As a voluntary treatment program, the participant may also opt out voluntarily, but would only be released directly to a parent or legal guardian; they would not be allowed to walk out on their own.

The Sandstone team presented additional information and data about the mental health needs of kids in this age range. They explained that this smaller facility would allow directly one-on-one interaction between staff and the kids. The security program was explained to include mandatory biometric bracelets, 24-hour onsite staff, set interval eyes-on check of the residents. A minimum of 6 hours each day is devoted to structured counselling and education. Common areas within the facility will be used for games, and other down-time activities. All travel off of the premises is supervised and may include wilderness excursions, and other outside group interactive activities.

Attendees

Sandstone Representatives:

Michael Hunter, Chief Executive Officer,

Johnny Gonzales, De Novo Project Manager

Edwin Alvarado, Director of Construction

John Cunningham, Chief Operating Officer

Aimee Techau, Chief Quality Officer
Robert Moore, National Director of De Novo
Dr. Linsey Romero, Regional Medical Director Colorado
Sarah Ladue, Chief Clinical Officer
Halcy Driskel, Director of Behavior Health Services

Public Attendees:

In-person Attendees: Approx. 25 residents

Online/Phone Attendees: 2

Town Attendees:

Sandy Vossler, Sr. Planner Town of Castle Rock

Presentation Description

Applicant's Presentation:

Sandstone Chief Executive Officer, Michael Hunter, led the presentation beginning with introductions of Sandstone staff in attendance and an overview of what Sandstone Care is and the services offered. He discussed Sandstone locations nationwide and in Colorado and summarized the rising adolescent mental crisis and contributing factors. He then summarized the proposal for the Castle Rock facility as in-patient treatment facility for adolescents ages 13 to 18, suffering with mild to moderate mood disorders such as anxiety, depression and post trauma distress.

The facility would have a maximum of 36 beds, common indoor areas for exercise and group activities. Security includes a full-time 24\7 staff of professionals trained to intervene and de-escalate clients who want to leave the facility. ObservSmart technology is used to monitor the clients. Client are screened for certain behaviors prior to admission and any that would pose a threat to others within or outside of the facility are determined to be unsuitable for the level of care at this facility and would be referred elsewhere.

The feedback from the residents was a combination of comments, statements and questions; to capture a clear picture of the input received, the comments and questions have been separated below. Overwhelmingly, the residents expressed opposition to the rezoning to allow the facility to be used as proposed by Sandstone. Their opposition was based on concerns about impacts to property values, crime related to patients leaving the facility unsupervised, the presence of kids with drug/alcohol addition, violent backgrounds, sexually abused who are now abusers, what they concluded was insufficient security and ability to lock down the facility.

Attendee Feedback:

Statements and Comments Presented to Applicant:

- We support the work you are doing, but locating it in our neighborhood is a bad idea. I'm all for helping kids, but these facilities need to be located in a more "remote or isolated" place.
- The presence of this kind of facility in our neighborhood will lower our property values
- Not comfortable with the kids being able to see in my windows/yard.

- Teens who carry out shootings are known to have underlying mood disorders. They would be a danger to the neighborhood and nearby daycare, schools and parks.
- If it serves kids who have been sexually abused, many of whom then become abusers, I don't want my niece to be raped by someone who gets out.
- Don't want to see crime rise in the neighborhood, don't want assaults, murders, vandalism or them abusing each other.
- I have a huge concern about bringing in kids from outside of the area. Don't want kids from outside of Douglas County brought down here; kids from northern urban areas really have issues.
- I don't believe the building is secure enough, there should be bars on the windows, windows that don't open, and solid metal doors that are locked. The tracking system is insufficient. Kids can easily escape these type of facilities.
- This can't be located next to a day care facility (The Goddard School). I'm concerned my property value will be impacted and enrollment will drop when parents find out what's nearby.
- The noise of the children playing outside at the Goddard school would not be beneficial to the kids with mental health issues at the facility.
- I don't want to see them doing their "jail break" walks around the block.
- This should be made into a hospice facility.

Questions Presented to Applicant:

Q: What type of screening are you able to provide the abutting neighbors?

Sandstone expressed a willingness to add privacy fencing onsite or potentially in resident's property, whichever would provide the greatest amount of privacy.

Q: What happens to kids who may be likely to carry out shootings and other violent crimes?

Potential patients are screened carefully to purposely identify people for whom the treatment offered would not be appropriate. Screening looks to identify anyone with a violent history or acute mental illness, and they are referred elsewhere for treatment.

Q: Have you done a study on the impacts that these facilities have on home values?

No, we don't have that specific data, and it would be difficult to determine if property values declined, that it was wholly because of the presence of a Sandstone facility.

Q: Do you have data on the number of patients that run or get out the facility, and of those the number that commit crimes in the surrounding neighborhood; the number who have criminal records, the number who finish the program that go on to commit crimes, etc.

We don't that specific information available tonight, but we can look to provide that in the future.

[Staff spoke with this resident after the meeting and asked that he email a list of the questions he has and the data he'd like to have. I received this email from him on Tuesday morning. I forwarded it to the applicant for response and I am reviewing it for questions the Town may be able to answer, or concerns that can be specifically addressed in the zoning amendment.]

Q: How will we be notified if a kid escapes?

In other locations near residential we have a very open and positive relationship with surrounding residents and with local law enforcement. The ObservSmart monitors allow

us to account for patients' location within the facility and if there were to leave. If a patient were to leave the facility unsupervised, or not in the custody of a parent or legal guardian, the local law enforcement is immediately notified. Patients are not free to come and go unsupervised. In other locations we use a notification app to communication with neighbors on all sorts of things, including events, etc.

Q: Does Sandstone accept liability for crimes caused by kids that get out?

Ultimately, as with any minor, the parent or legal guardian can be held liable to the child's actions.

Q: How many of the kids are local, or from Douglas County?

Approximately 70% of patients are anticipated to be from the local area, which is defined as within one or hours' drive. Yes, it possible that there would be patients from Denver or other urban areas outside of Douglas County.

Q: Why did you select this location?

We had a realtor do a statewide search of possible properties for sale that met out needs for a smaller facility and there were surprisingly few. We believe this building, which has been vacant for a few years, suites our needs in terms of number of beds, indoor common space and the need exists in this area of the state.

Neighborhood Meeting Summary

Name: Sandstone Care Facility

Application: Planned Development Text Amendment

Property Owner: Gibson Satterwhite (Under contract with Sandstone)

Meeting #: 3

Date/Time: Wednesday, July 17, 2024 6 pm (Adjourned approximately 7:30 pm)

Meeting Location: Town Council Chambers

Councilmember District: Mayor Pro Tem LaFleur

Applicant's Proposal:

The applicant proposes to rezone the property located at 864 Barranca Drive. The 1.3-acre site is in the Metzler Ranch Planned Development and is zoned to allow nursing home, assisted living and memory care uses. The building was the former location of the Metzler Memory Care facility and has been vacant now for a few years.

Sandstone Care operates several programs in treatment centers located in Colorado, specifically Denver, Boulder and Colorado Springs. The current services offered for teens, young adults and adults include mental health, drug and alcohol rehabilitation and transitional living. The services proposed for the Castle Rock facility would serve only teens with mild to moderate mental health conditions.

The rezoning proposal would retain the current uses and add short-term, in-patient mental health care for youth ranging from 13 through 17 years of age with mild to moderate mental health conditions. Symptoms may include depression, anxiety, and mood disorders. The facility would not accept or treat persons suffering from severe mental health conditions such as psychosis, or suicidal or homicidal behaviors. No outpatient services will be offered. No substance abuse treatment will be offered. A prescreening process is conducted and used to identify whether the services available are suitable for each applicant. More acute cases are referred elsewhere.

The facility is not a halfway house, or a detention facility connected to the Department of Corrections. The program is not available as a court-ordered treatment option, or an alternative to juvenile sentencing. In-patient admission and participation is voluntary, meaning a participant may opt out voluntarily, in which case they would only be released directly to a parent or legal guardian. They would be free to leave the facility on their own.

Onsite security includes mandatory biometric bracelets, 24-hour onsite staff, set interval eyes-on check of the residents. In addition, Sandstone Care LLC is required to draft an Emergency Management Plan with the cooperation of the Town of Castle Rock Fire Department. A minimum of 6 hours each day is devoted to structured counselling and education. Common areas within the facility will be used for games, and other down-time activities. All travel off of the premises is supervised and may include wilderness excursions, and other outside group interactive activities.

Attendees

Sandstone Representatives:

Johnny Gonzales, De Novo Project Manager

Edwin Alvarado, Director of Construction

Marcello La Rocca, Sandstone Care LLC

Jim Houk, Kimley-Horn

Larry Salazar, Kimley-Horn

Public Attendees:

In-person Attendees: Approx. 25 residents

Online/Phone Attendees: 8

Town Attendees:

Sandy Vossler, Sr. Planner Town of Castle Rock

Presentation Description**Applicant's Presentation:**

Katie Coffman and Edwin Alvarado of Sandstone Care, LLC provided introductions, gave an overview of the agenda and distributed copies of the Metzler Ranch Planned Development Zoning Regulations, 2nd Amendment. Their presentation focused on the new text in the zoning regulations that defines the permitted uses and stipulates prohibited uses. Katie pointed out the revisions made to the text amendment based on input from the surrounding neighbors.

The feedback from the residents was a combination of comments, statements and questions; to capture a clear picture of the input received, the comments and questions have been separated below. Overwhelmingly, the residents expressed opposition to the rezoning to allow the facility to be used as proposed by Sandstone. Their opposition was based on concerns expressed at the previous two neighborhood meetings and in email communications, such as the presence of a mental health facility in proximity to their neighborhoods, impacts to property values, patients coming to the facility from outside of Douglas County, increased crime related to patients leaving the facility unsupervised, a lack of trust in the building security, the facility not being fully or partially locked-down, and the facilities proximity to a preschool, schools and parks in the area. New concerns were raised about prohibited treatments being provided regardless of the zoning, and about the presence of patients with mild to moderate mental health conditions who may unexpectedly escalate to behaviors related to severe or acute mental health conditions, or the presence of patients who once suffered with severe mental health conditions any time in their past.

Attendee Feedback:**Statements and Comments Presented to Applicant:**

- Sandstone needs to guarantee that there will be no “escapes” and there will be no patients with or who have had severe mental health conditions.
- I live nearby and want assurance that no one from the facility will “come and attack my kids.”
- We want locked doors or delayed egress.
- We want a guarantee the security system is fail-proof.
- Don’t want patients from outside Douglas County, they don’t have any connection to the community.
- Want a study of impacts to property values.
- This facility should be near the hospital in the Meadows.
- This facility shouldn’t be near the Goddard School.
- This is a jail, a halfway house.
- There’s no outdoor activity area for the kids.

Questions Presented to Applicant:

Q: There will be patients walking around the neighborhood, how will that be prevented?

The kids are not permitted to leave the facility unattended and Sandstone is confident the security system and monitoring requirements allow the staff to control the whereabouts of the youngsters. If someone were to leave the facility without permission, local law enforcement would be contacted immediately. Sandstone will draft an Emergency Management Plan with input from Castle Rock Fire, prior to issuance of a Certificate of Occupancy from the Town.

Q: Why this location, why in Douglas County? If treatment is for mild to moderate conditions, why do they need to be inpatients?

The existing facility was designed and constructed for residential and inpatient skilled nursing and assisted living uses. The smaller facility will allow for one-on-one counselling. The food preparation area, and common space areas meet the needs of a treatment facility such as this. The treatments offered here will serve a population of adolescents who need more than intermittent counselling, but who do not have acute conditions that would qualify them for inpatient psychiatric treatment.

Q: How do we know you aren't bringing in prohibited uses? How do we know that there won't be patients 18 years of age or older?

Sandstone must be licensed by the State of Colorado for the specific care provided, and doing so would jeopardize their state license. There is annual accreditation and Sandstone is accountable to the Colorado Behavioral Health Administration. The facility is audited annually, with unannounced onsite visits. Sandstone is also accredited by, and subject to audits by, the Joint Commission, a private accreditor that evaluates health care organizations. The Joint Commission is the nation's oldest and largest standards-setting and accrediting body in health care. In addition, the uses are regulated by the Zoning. Zoning violations are addressed by the Town of Castle Rock Zoning and Code Compliance Division.

Q: Why don't you accept Medicaid patients?

Sandstone is not opposed to participating in Medicaid in the future, however the application process is fairly involved and not the focus at this time.

Q: What is the number of staff that will be at the facility?

Ms. Coffman indicated that the patient to staff ratio is 3 to 1.

Q: What type of therapies will be offered? Will Prozac be administered?

Therapies may include 1-on-1 counseling by licensed staff, family therapy conducted virtually, experiential therapy. Prozac and other medications may be administered by the onsite Medical Director.

Q: Are these kids going to be attending class at Douglas County High School?

These kids may be students at Douglas County High School and other area schools; however, they are not released from inpatient care to attend class. Onsite education is included in the daily program structure to keep the kids current in their grade appropriate course work.

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Re: Sandstone care facility
Date: Friday, March 8, 2024 12:52:52 PM

Hello Ms. Vossler,

I received the following inquiry from an attorney friend upon trying to research who is actually going to run the facility so I could bring up their information.

LTC Properties, Inc. in California, the applicant for this property is a REIT. That means it will own the property, but will be leasing the facility to some other entity to manage as a mental health facility. They will not be the operator, they are a real estate company.

We the residents in the surrounding neighborhoods need to know who the private health care operator will be, and what their reputation is.

<https://www.ltcreit.com/portfolio/>

Thank you again for your prompt response,
Cameron Andrus

Sent from my T-Mobile 5G Device
[REDACTED]

From: Cameron Andrus
Sent: Friday, March 8, 2024 9:30:54 AM
To: svossler@crgov.com <svossler@crgov.com>
Subject: Sandstone care facility

Hello Ms. Vossler,

I am writing you today as a resident within the Metzler Ranch community. I have reviewed the proposal regarding the Sandstone care facility for teens with mental health issues.

I myself was one of these people 25 years ago. Due to my personal experiences, I feel that I am highly knowledgeable about the benefits and risks associated with such a place being located in a residential neighborhood. The benefits are surprisingly few, and would in almost no way positively affect the surrounding homeowners.

These facilities are an invitation for drug use, smoking, alcohol abuse, and crime increases in the neighborhoods they border. I learned more about being a "bad kid" from the kids in these places than I ever would have had I not gone to one. The kids in these places are often violent and experiencing horrible abandonment issues. They lash out and take advantage of anyone around them.

My children, nieces, and nephew attend Renaissance elementary and secondary schools. They walk right by this facility everyday on their way to school. As do dozens of other

children.

Further, this is a for profit company that wants to implement this facility. For profit facilities tend to also on security and proper treatment. They will often not respond promptly to deal with obvious red flags due to lack of staff. Child abuse also runs rampant in these facilities.

This plan means importing highly at risk youth from other cities and potentially states with no connection to the town. The plans for the facility intend on these children being allowed to wander unsupervised at times. This will absolutely lead to break-ins, fights, theft, bullying, and other transient type behavior in the surrounding neighborhoods. The additional risk posed to our families must be taken into consideration.

In short, I am respectfully and completely opposed to the opening of this facility.

Thank you for your time,
Cameron Andrus

Sent from my T-Mobile 5G Device


From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Sandstone Care Facility
Date: Friday, March 8, 2024 10:22:18 AM

Hello Sandy: We reside in Metzler Ranch near the location of this proposed facility. My question: Do we have a say in this decision or is it a done deal? Thanks, Dave Nern

[REDACTED]



EXTERNAL DISTRIBUTION FOR LAND USE APPLICATIONS

Date: 3-4-24	Type of Application: PD Text Amendment	Project No: PDP24-0003
Name of Proposal: Sandstone Care Facility		
Project Manager: Sandy Vossler	Phone Number: 720-733-3556	Email: svossler@crgov.com

Please submit any comments or concerns to
svossler@crgov.com at by or before March 26, 2024

Project Description:

The proposed Planned Development text amendment would allow an age-specific inpatient mental health care facility for teens and young adults, ages 13 to 20 years old. In addition to counseling and family support, the short-term residential facility would provide living and sleeping facilities, meal preparation, laundry services, transportation and medical assistance. Services will also be available via outpatient and telehealth formats. The facility is located at 864 Barranca Drive. No site changes are proposed.

Document Storage Link:

☐ NO COMMENTS

X COMMENTS: The primary concern I have with this proposed project is that there is a child care center (The Goddard School) directly across the street that has infants and young children in the facility and outside at the playground throughout the day. My main issue is with this being a mental health facility, there is a possibility of someone leaving the facility and causing safety issues for small kids directly across the street.

☒ **Black Hills Energy:**
1769 Park St., Castle Rock, CO 80109
Santiago Tijerina – Santiago.Tijerina@blackhillscorp.com
(303) 688-1114

☒ **Chatfield Watershed Authority:**
Leonard Rice Engineers, Inc.
Kate Moran, Sr. Project Scientist - kate.moran@lrewater.com
(303) 867-7675

☒ **Castle Rock Post Office:**
300 E. Miller Ct., Castle Rock, CO 80104
Noel E. Ramos – NOEL.E.RAMOS@USPS.GOV
(303) 814-6932

☐ **Colorado Dept. of Transportation Region 1:**
2829 W. Howard Pl #225F, Denver, CO 80204
Aaron Eyl – aaron.eyl@state.co.us
(303) 757-9356

☒ **Century Link:**
Century Link Network Real Estate Dept.
700 W. Mineral Ave., Littleton, CO 80120
platreview@lumen.com
(720) 520-3133

☒ **Comcast Cable:**
84 Inverness Circle East, Englewood, CO 80112
Scott Moore, Construction Supervisor -
Scott_Moore@comcast.com
(720) 531-2585
Scot Delanoy, Sr Business Development Representative
Scot_delanoy@comcast.com
(720)-202-4734

☐ **Cherry Creek Basin Water Quality Authority:**
General Questions to Val Endyk – val.endyk@ccbwwqa.org
Referrals to landusereferral@ccbwwqa.org
(303) 968-9098

☐ **CDOT Air Quality & Noise Programs:**
4201 E. Arkansas Ave., Denver, CO 80222

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Sandstone Care Facility
Date: Saturday, March 9, 2024 1:05:12 PM

Ms Vossler,

Metzler Ranch Community Safety and Security,

I am submitting my comments and concerns about the proposed planned development of the facility located at 864 Barranca Drive, Castle Rock, CO 80104.

My family's concerns are that this facility would be used to treat teens and young adults ages 13 to 20 years old with mental health issues. Another concern is that the facility would also provide short-term residential housing to include living and sleeping facilities for the demographic occupants. What are the guarantees that the facility would be secure and that the individuals being treated would not be able to come and go as they pleased leaving them to possibly commit property damage and or life-threatening activities? I know these are extreme thoughts, I am just being honest.

The safety and security of our community are paramount. I have lived in this community for 24 years and have never had a concern about community safety until now. I believe your proposed location for this care facility should be reconsidered due to its proximity to three community schools.

1. The Goddard School of Castle Rock, 4340 Woodlands Blvd, Castle Rock, CO 80104. The school is located directly across the street from the proposed Care Facility. The Goddard School provides educational and developmental education for Infant to Pre-K students.

2. Renaissance Magnet School, 3960 Trail Boss Ln, Castle Rock, CO 80104. The school is located approximately less than half a mile South of the proposed Care Facility. The Renaissance Magnet School provides education to elementary school, Kindergarten through fifth-grade students.

3. Renaissance Secondary School, 3954 Trail Boss Ln, Castle Rock, CO 80104. The school is located approximately less than half a mile South of the proposed Care Facility. The Renaissance Secondary School provides education to middle school, sixth through eighth-grade students.

Please take my safety and security concerns for the residents of the Metzler Ranch Community strongly when considering your proposed location for this Care Facility.

Sincerely,

Concerned Resident
Walter and Deanna Schmidt

[REDACTED]

Sandy Vossler

From: EVA M POLLACK [REDACTED]
Sent: Monday, March 25, 2024 1:12 PM
To: Sandy Vossler
Subject: Concerns About Proposed Mental Health Facility on Qoodlands Boulevard

Eva Pollack
Metzler Ranch, Castle Rock, CO
03/25/2024

Dear Sandy,

I am writing to express my deep concerns regarding the proposed establishment of a mental health facility for troubled teens within our neighborhood, especially considering its proximity to an early childhood education center across the street.

While I understand the importance of providing support and care for troubled teens, I strongly believe that locating such a facility in a residential area poses significant risks and challenges. Here are several reasons why I oppose this decision:

1. **Safety Concerns:** Introducing a mental health facility for troubled teens into our neighborhood raises legitimate safety concerns. Given the vulnerable nature of the population it serves, there is a potential for incidents that could jeopardize the safety of residents, including children attending the nearby early childhood education center.
2. **Stigma and Fear:** The presence of a mental health facility may perpetuate stigma and fear within the community. Some residents may feel uneasy or apprehensive about living near individuals receiving treatment for mental health issues, which could lead to social ostracization and discrimination.
3. **Property Values:** The establishment of a mental health facility in our neighborhood could negatively impact property values. Prospective homebuyers and renters may be deterred by the stigma associated with living near such a facility, leading to a decline in property values and an overall decrease in the desirability of our community.
4. **Disruption to Peace and Quiet:** Residential neighborhoods are typically associated with peace and quiet, providing a conducive environment for families and children to thrive. The presence of a mental health facility, with its potential for disturbances and heightened activity, could disrupt the tranquility of our community and negatively affect the quality of life for residents.
5. **Potential for Escapes or Incidents:** There is a legitimate concern about the potential for escapes or incidents involving troubled teens who may pose a risk to themselves or others. Such occurrences could have serious consequences for the safety and well-being of residents, particularly children attending the nearby early childhood education center.

In light of these concerns, I urge you to reconsider the proposed location of the mental health facility for troubled teens and explore alternative options that prioritize the safety and well-being of our

community. It is essential to ensure that any facility serving vulnerable populations is situated in a suitable location that minimizes potential risks and disruptions to the surrounding neighborhood.

Thank you for taking the time to consider my concerns. I hope that together, we can find a solution that promotes the health, safety, and prosperity of our community.

Sincerely,

Eva Pollack



From: [REDACTED]
To: mlarocca@sandstonecare.com; eric.smith@ltcreit.com; [Sandy Vossler](#)
Cc: [REDACTED]
Subject: Sandstone Care Proposed Adolescent Mental Health Facility - Castle Rock
Date: Wednesday, May 24, 2023 12:52:58 PM

Hello,

We would like to voice our concerns regarding the proposed mental health facility you are planning to build in our neighborhood. We will not be able to attend the meeting on the 31st.

First, these proposal is not something we want for our community and we strongly oppose this build. We live about two blocks away from this facility. Reason being is that we fear for the safety of our children and property if a facility like this was to be built. There are multiple schools within walking distance and children are always out and about. Our community (Metzler's Ranch) encompasses the area next to and across the street from this facility and we are concerned about security and destruction of property or break in to our property if a place like this is built. We don't have public transportation in Castle Rock, so where from and how are these patients getting here? We don't want the problems from the other cities here.

- Why is there a need to build a mental health/half-way house facility in the middle of a neighborhood?
- Why can't a facility like this be built near other health developments that aren't close to schools and across the street from a community?
- What is the plan for 24/7 security?
- What is the plan if a patient breaks out?
- Where are these patients coming from?
- What is the cost for the residents of this town?

Look forward to a response and, again, we strongly oppose this planned build.

Thanks,
Jon

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Proposed - Sandstone Care Facility
Date: Monday, March 18, 2024 11:47:30 AM

Hello Sandy,

Thank you for bringing this project to the attention of our community.

While mental health care is of great need to our community and all communities throughout our state, it's extremely important to be thoughtful and use good judgement in placement and administration of these care facilities.

Unlike the low to no risk elderly memory care services previously offered at this location, there are certain inherent risks associated with mental health care currently being proposed at Sandstone (i've seen this first hand elsewhere) and with it being in the heart of a neighborhood with a daycare across the street and an elementary school only a block away, this is a very bad idea that represents unnecessary risk and liability.

Things can and do go wrong in these facilities that can have a direct impact on those nearby. Considering the number of children who live near this location, routinely walk past this location and are cared for just across the street, please explore other placement options.

Thank you,

Jan Johnson

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: 864 Barranca Drive,, Castle Rock
Date: Monday, March 11, 2024 10:30:50 AM

Sandy, I heard there will be a neighborhood Meeting regarding the use of the facility at 864 Barranca Drive. Please include me in the notification of this meeting
My immediate reaction was that there isn't any land for young people to be involved with. No place for being outside and perhaps playing basketball, soccer and simply walking. The building is beautiful and there is an outdoor patio but not to accommodate large amounts of people to be active and to be actively involved with the outdoors and sport activities.

I would appreciate it if you would pass on my remark to Sandstone Care.

Jacquie Perez -Homeowner, Metzler Ranch Board member

[REDACTED]

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Sandstone Care Facility
Date: Thursday, March 7, 2024 11:39:28 AM

Ms Vossler, our home is in Metzler Ranch which is literally next to the site for the proposed facility, Metzler Ranch subdivision is strictly a single family subdivision with exception of condos on Black Feather.

Metzler Ranch homes are filled with families of all ages, however most families have children. There are lot of children.

I am concerned about supervision of people being treated at Sandstone Care Facility and their ability to engage with home owners and their children. And further possibly having the suppliers of illegal products brought to them from outside and therefore having close proximity to expose anyone to the supplies.

Mental health is important for anyone. However this facility will treat substance use, and addiction, including alcohol abuse. Their website states they service teens 13-18, young adults 18-30 plus care for over 30+ adults. How do we know it will remain only for teens?

This kind of facility is directly the opposite of what Metzler Ranch subdivision is. A single family home environment.

We have the Metzler Ranch park next to our subdivision with further possible exposure to drug dealers and users coming into the area once they know, and they will find out, that drugs and substances may be nearby.

This facility is better suited next to a hospital environment than next to homes.

In no uncertain words, absolutely WRONG for the location and vehemently opposed to allowing it. What is The Town thinking?

Respectfully, Linda Podorski

From: [Marcello La Rocca](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Sandstone Care Proposed Adolescent Mental Health Facility - Castle Rock
Date: Wednesday, May 24, 2023 9:08:06 PM

Hi Jon,

Appreciate your outreach and sorry we will miss you on May 31st. Are you available this Friday at 12pm MT to get together for coffee or a zoom meeting? I am a resident of Castle Rock so happy to meet somewhere convenient if an in person meeting would work. We can also schedule a time for next week if that works better on your end.

Looking forward to connecting and discussing your questions and comments. I did include some initial remarks for your context below as well (in **Bold**).

Best,

Marcello

From: Jon Harrison [REDACTED]
Sent: Wednesday, May 24, 2023 12:53 PM
To: Marcello La Rocca <mlarocca@sandstonecare.com>; eric.smith@ltcreit.com; svossler@crgov.com
[REDACTED]
Subject: Sandstone Care Proposed Adolescent Mental Health Facility - Castle Rock



[CAUTION: This email originated from outside of the organization! Do not click links or open attachments unless you recognize the sender or know the content is safe.]

Hello,

We would like to voice our concerns regarding the proposed mental health facility you are planning to build in our neighborhood. We will not be able to attend the meeting on the 31st.

First, these proposal is not something we want for our community and we strongly oppose this build. We live about two blocks away from this facility. Reason being is that we fear for the safety of our children and property if a facility like this was to be built. There are multiple schools within walking distance and children are always out and about. Our community (Metzler's Ranch) encompasses the area next to and across the street from this facility and we are concerned about security and destruction of property or break in to our property if a place like this is built. We don't have public transportation in Castle Rock, so where from and how are these patients getting here? We don't want the problems from the other cities here.

- Why is there a need to build a mental health/half-way house facility in the middle of a neighborhood? - **Our desired use is a residential care facility for youth who are struggling with mental health conditions including anxiety, depression, and trauma. The buildings previous healthcare use as an assisted living / memory care facility translates incredibly well to our desired use. The need for the services in in significant need in Douglas County and beyond.**
- Why can't a facility like this be built near other health developments that aren't close to schools and across the street from a community? - **See above.**
- What is the plan for 24/7 security? - **This is not a lockdown facility but instead is a voluntary care program. Kids and their families elect to access Sandstone Care services. In addition, Sandstone Care has strict admission criteria that ensures the adolescents are appropriate for our care with exclusionary criteria. All patients are thoroughly evaluated prior to admission to ensure appropriateness for our services. The facility will be staffed 24x7 with clinical and medical staff to support our patients.**
- What is the plan if a patient breaks out? - **See above, this is a voluntary program so patients don't "break out". Patients are cared for by our multidisciplinary care team which includes doctors, therapists, nurses, and care coordinators.**
- Where are these patients coming from? – **We are community based program so the vast majority of patients will be local to Douglas County and the greater Denver and Colorado Springs metro areas.**
- What is the cost for the residents of this town? - **We accept nearly all commercial insurances including Anthem BCBS, United Healthcare, Aetna, Beacon, Kaiser, Humana, Cigna, First Health, etc., so cost of care will be dependent on the individual's / family's specific insurance coverage.**

Look forward to a response and, again, we strongly oppose this planned build.

Thanks,
Jon

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Sandstone Care Facility
Date: Thursday, March 7, 2024 11:13:37 AM

Since there is no outside exercise area will patients be allowed outside and able to go to surrounding neighborhoods?
Is the building going to be secured? Also what type of mental illness? Drug treatment? Etc.

Thanks,
Rick Podorski
Metzler Ranch Homeowner

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Sandstone Care Facility
Date: Thursday, March 7, 2024 9:54:25 AM

Hi Sandy,

I received the information sent to Metzler Ranch residents about the proposed Sandstone Care Facility. I live in Metzler Ranch [REDACTED] right near the proposed site.

I'm strongly in favor of allowing this project to move forward. There is a critical need for mental health facilities for young people, and I think it's a wonderful use of that now-empty property.

Sincerely,
Shannon Andrus

--

Shannon H. Andrus, Ed.D.
[REDACTED]

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Fwd: Proposed - Sandstone Care Facility - Message from Town of Castle Rock
Date: Thursday, March 7, 2024 11:20:30 AM

Sandy,

I am not sure if these should come to you for comment or if there was a more formal process. While I don't believe anyone wants this in their neighborhood I know there has to be a place. I prefer it not be here right in the middle of Metzler Ranch due to the type of facility it is and concerns about the stability/security of the people housed here. The other concern is there is a daycare directly across the street and another just West of here.

Thanks,
Steve

----- Forwarded message -----

From: Metzler Ranch Filing No 1 Homeowners Association Inc

[REDACTED]

Metzler Ranch Filing No. 1 Homeowners Association, Inc. Bulletin

Proposed - Sandstone Care Facility - Message from Town of Castle Rock

The Town of Castle Rock is seeking external referral comments on a proposed Planned Development text amendment to allow an age-specific inpatient mental health care and family support facility for teens and young adults between ages of 13 and 20 years. The existing facility is located at 864 Barranca Drive; the former Metzler Memory Care. The submittal documents can be viewed and downloaded at [REDACTED]

[REDACTED]
[REDACTED] Please return any comments by March 26, 2024.
Thank you for your time. Sandy

Sandy Vossler, Senior Planner

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Sandstone Care Facility
Date: Thursday, March 7, 2024 10:30:59 AM

To whom it may concern,
Is there going to be a public meeting in regards to this "proposed" care facility?

We have been a resident in Metzler Ranch for 24 yrs.
We **STRONGLY OPPOSE** this vacant facility becoming any type of Mental Health
Care Facility!
ABSOLUTELY NO!!

Shane Fruth
Metzler Ranch HOA

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Sandstone Care Facility
Date: Monday, March 18, 2024 1:12:06 PM

Dear Ms./Mr. Vossler

Please see attached my concerns/comment regarding the Sandstone Care Facility. I am concerned in not seeing anything regarding any Security procedures. Security Guards? Enter and return procedures? Alarms? Nightly room checks? Can you please address the above and any other procedures that are to be in place? I also believe your responses should be shared to the Metzler Ranch HOA. Thank you,
Sharon Scherdin
[REDACTED]



EXTERNAL DISTRIBUTION FOR LAND USE APPLICATIONS

Date: 3-4-24	Type of Application: PD Text Amendment	Project No: PDP24-0003
Name of Proposal: Sandstone Care Facility		
Project Manager: Sandy Vossler	Phone Number: 720-733-3556	Email: svossler@crgov.com

Please submit any comments or concerns to
svossler@crgov.com at by or before March 26, 2024

Project Description:

The proposed Planned Development text amendment would allow an age-specific inpatient mental health care facility for teens and young adults, ages 13 to 20 years old. In addition to counseling and family support, the short-term residential facility would provide living and sleeping facilities, meal preparation, laundry services, transportation and medical assistance. Services will also be available via outpatient and telehealth formats. The facility is located at 864 Barranca Drive. No site changes are proposed.

☐ NO COMMENTS

☒ COMMENTS: I do not see where any Security procedures
have been addressed. Sharon Scherdin

☒ **Black Hills Energy:**

1769 Park St., Castle Rock, CO 80109
Santiago Tijerina – Santiago.Tijerina@blackhillscorp.com
(303) 688-1114

☒ **Castle Rock Post Office:**

300 E. Miller Ct., Castle Rock, CO 80104
Noel E. Ramos – NOEL.E.RAMOS@USPS.GOV
(303) 814-6932

☒ **Century Link:**

Century Link Network Real Estate Dept.
700 W. Mineral Ave., Littleton, CO 80120
platreview@lumen.com
(720) 520-3133

☐ **Cherry Creek Basin Water Quality Authority:**

General Questions to Val Endyk – val.endyk@ccbwqa.org
Referrals to landusereferral@ccbwqa.org
(303) 968-9098

☒ **Chatfield Watershed Authority:**

Leonard Rice Engineers, Inc.
Kate Moran, Sr. Project Scientist – kate.moran@lrewater.com
(303) 867-7675

☐ **Colorado Dept. of Transportation Region 1:**

2829 W. Howard Pl #225F, Denver, CO 80204
Aaron Eyl – aaron.eyl@state.co.us
(303) 757-9356

☒ **Comcast Cable:**

84 Inverness Circle East, Englewood, CO 80112
Scott Moore, Construction Supervisor -
Scott.Moore@comcast.com
(720) 531-2585
Scot Delaney, Sr Business Development Representative
Scot.delaney@comcast.com
(720)-202-4734

☐ **CDOT Air Quality & Noise Programs:**

4201 E. Arkansas Ave., Denver, CO 80222
Jill Schlafer
(303) 757-9016 or cell (303) 514-2987

☐ **Colorado Dept. of Public Health & Environment:**

4300 Cherry Creek Drive South, Denver, CO 80246
• **Hazardous Materials:**
comments.hmwmd@state.co.us

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Concerns regarding Sandstone facility
Date: Tuesday, April 30, 2024 11:27:48 AM

Hello Sandy,

Per your request yesterday, I am writing to present some of my questions about the Sandstone facility. I want to preface by saying I'm not in agreement with many of the attendees last night about truly horrific crimes and their proposed responses to said kids. I don't think we're going to see an uptick in rapes and murders etc.

My concerns run more towards an increase in petty crime. Things like car break ins, defacing property, misdemeanor assault, theft from surrounding businesses, and influencing kids in our community with things they wouldn't necessarily be introduced to. As I stated yesterday, I learned more about being a bad kid from the people in these facilities than I ever did being out of one.

To which my questions, in an attempt to gather a more robust set of data points.

1. What happens to the crime rate within an area around these facilities after they are put in? I find it hard to believe that this isn't something investors like "Moore Capital" or local communities haven't looked into.
2. What happens to home values within a 2 mile radius after these facilities are put in?
3. What percentage of kids at the current facilities are from within a 20 mile radius? That would be our community, Not from the Wyoming to New Mexico borders.
4. Will the facility commit to this being a 70% Douglas and bordering counties treatment facility? That's what Sandstone seemed to claim. This is to answer the call from Dougo for treatment facilities.
5. Will the facility commit to implementing locked doors and non-opening windows?
6. Does the contract of enrollment, signed by the parents, into the facility indemnify the facility and their staff from the actions of their residents while they are in said facility's care? Will they provide a copy of that contract?
7. How many criminal charges have been filed against kids while in care, or shortly after expulsion from, one of the Sandstone facilities?
8. How many civil lawsuits has the Sandstone group had filed against them? Both for lack of care of patients and by neighboring communities affected by their residents?
9. How many facilities has Moore Capital invested in and built out? What is their reputation? I can't seem to find a website that explains who they are.
10. Will the facility commit, in writing, that they will never apply to be a drug treatment facility? Further, just because they aren't treating kids for drug abuse doesn't mean the kids haven't dealt with drug abuse.
11. Will the facility share their vetting plan for incoming patients?
12. Does the facility have security on site (armed or not?) and what are their qualifications?
13. What percentage of kids will be dealing with sex assault or trafficking? Per staff this would be one of things they would be dealing with. I bring this up, because it is highly unlikely that trafficking victims are not going to be drug abusers.
14. I believe we were quoted as there being 15 facilities in the Sandstone network (my notes may be wrong). I count 32 on the Sandstone website, with the vast majority being drug

- rehab or other drug treatment facilities. Can they confirm which is accurate?
15. How many kids have assaulted each other, including those "minor" occurrences not reported to police, while in the care of the facility?
 16. How many facilities does Sandstone run currently that are at this level of treatment?
 17. How many kids annually are transferred from this lower level facility, drop out, or are expelled from treatment due to more violent behavior?
 18. Same question as 17, but for criminal mischief behavior?
 19. How many runners per year?
 20. How many members of investment and leadership teams live in Castle Rock? Not looking for nurses or general staff.
 21. Again, it appears there will likely be drug users in the facility, but no indication that this is the specific intent of treatment. Does the intake preclude anyone who has used drugs from being an inpatient resident?

There's probably some additional things I would like to address later, but this covers my bases for the moment. I have included the HOA management company and some members of the Metzler Ranch board in this email. Please reply all.

--

Thank you,
Cameron Andrus



From: [REDACTED]
To: [Katie Coffman](#)
[REDACTED]
Subject: Re: Sandstone Care - Castle Rock
Date: Monday, May 13, 2024 7:34:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image002.png](#)

Thank you Ms. Coffman,

I see that all 3 of your facilities for adolescents that you provided to us are in non-populated areas. It appears they are each surrounded by national forest based on the maps you provided. Is that correct?

Additionally, your Facebook posts that you provided were not properly redacted. I can see folks names in the replies. These are not Castle Rock residents, but rather Denver and other area residents complaining about our county being a red county. It appears that we have a different definition of community.

You gave us an answer as to the number of patients in your facilities from Dougco, but failed to provide a percentage. Would you please provide a percentage of patients in your facilities that are or would be located here?

I want to be clear about something. I'm not completely against the idea of having your facility located here. I don't fall into the group that was threatening violence against these kids. I also don't think these kids are going to be raping, committing arson, or assaulting people in general. I do believe some of them will break into vehicles or houses and deface property when they get out on the run. Accordingly, I think at a minimum for the local residents of our community to have a reasonable negotiation with Sandstone, we are requesting locked doors that do not allow someone into the neighborhood because they're having a "bad day."

On Mon, May 13, 2024, 6:57 AM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Mr. Andrus,

Thank you for your patience while we respond to your email. Attached you will find a document addressing the questions and concerns emailed to Sandy. I've copied her here, along with the original group that was on your original email so everyone has the same information available to them.

Warmly,

From: [Cameron Andrus](#)
Subject: Re: Sandstone Care - Castle Rock
Date: Tuesday, May 21, 2024 1:49:08 PM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image010.png](#)
[image011.png](#)

Thank you Katie,

I appreciate you providing the information for the governing body and the citation for the relevant regulation. I'm truly trying to understand so we can work something out together as a community. Accordingly, in my review I found the following.

Please see 7.705.55 Subsection B. 4., found above the quoted regulation "Subsection B. 5. refers to the requirements for exterior doors, particularly the highlighted portion of the screenshot below."

I read subsection B. 4. as though a locked set of doors with panic alarms allowing egress in emergency situations is allowed. Are you saying your facility does not qualify as one of these two types of facilities highlighted below here, and would therefore not be allowed to put this in place? I also read this as a local fire department issue and not a State licensing board question.

"4. In residential child care facilities approved as **a therapeutic residential child care facility or psychiatric residential treatment facility**, time-delay panic hardware utilizing 30- to 90second delays before release may be installed on the two approved exit doors on each floor of the facility, provided that such time-delay panic hardware is approved by the fire department having jurisdiction over the facility. The two approved exit doors on each floor must release and open automatically after the 30- to 90-second delay without constant pressure being applied to the doors and must remain open for at least 15 seconds. The two approved exit doors on each floor can neither automatically reset themselves nor be reset from a central control panel for a period of at least 15 seconds after release. Magnetic locks in conjunction with time-delay panic hardware that meets these criteria are allowed."

Noting your comment regarding working with Fire Marshall Sullivan, is Sandstone intending to apply for this allowance in their design process? Additionally, should approval be gained from FM, would Sandstone be amenable to this implementation?

Thank you again,
Cameron Andrus

On Tue, May 21, 2024 at 1:22 PM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Good afternoon Cameron,

Regarding the locked doors, there are a couple of governing bodies that we need to adhere to, such as the State of Colorado's Behavioral Health Authority for Residential Child Care Facilities, the licensing body, along with The Joint Commission, our accrediting body. I've provided references to both of these agencies below.

The Joint Commission

The Joint Commission's Means of Egress, Standard LS.02.01.20, meaning "the organization maintains the integrity of the means of egress" is something we are evaluated on every time we have a surveyor on site. Here is their website: [A Trusted Partner in Patient Care | The Joint Commission](#)

State of Colorado

The State of Colorado Code of Regulations for Child Care Facility Licensing addresses this directly, which is the licensing body for this type of facility. Please refer to 7.705.55 Building Safety [Rev. eff. 6/1/12], B. Exits.

- Subsection B. 5. refers to the requirements for exterior doors, particularly the highlighted portion of the screenshot below.
 -

5. In every building or structure, exits shall be so arranged and maintained as to provide free and unobstructed egress from all parts of the building or structure at all times when it is occupied. No lock or fastening to prevent free escape from the inside of any building shall be installed unless specifically authorized pursuant to Section 7.714.53.

- Here's the Code of Regulations as a reference: [Code of Colorado Regulations \(state.co.us\)](http://state.co.us)

Please know that we will partner with the State and local Assistant Fire Marshal, Kevin Sullivan, and the State of Colorado to investigate what and if any alternatives would be approved when working through the design & permitting process.

Thank you,



Katie Coffman

VP of De Novo Strategy

Sandstone Care

Direct/Fax: (720) 704-8251

Mobile: (262) 442-7018

www.SandstoneCare.com



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received this email in error, please notify the sender by replying to this email and then delete the email from your computer.

From: Cameron Andrus [REDACTED]
Sent: Tuesday, May 21, 2024 12:04 PM
To: John Cunningham <John.Cunningham@sandstonecare.com>

[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

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Thank you John,

Could you please send me the statute you're quoting that since your facility is voluntary that you are not allowed to have locked doors?

I am admittedly somewhat ignorant of the rules and regs associated with maintaining one of these facilities. In my very cursory review of Colorado regulations I did not see anything linking those standards to each other. See attached for reference. Per that document, it appears that minor rights are addressed in: 27-10-103, C.R.S. From what I can tell this is more so about the right to treatment and quality of care (which again, I believe you will provide). However, I can't find anything about the facility being "lockdown" or "free-roam" for lack of better terminology.

On Tue, May 21, 2024 at 10:47 AM John Cunningham <John.Cunningham@sandstonecare.com> wrote:

Thank you, Sandy.

Cameron, thank you for your continued support as we seek to respond to the community and provide insights into our operations. We are happy to be engaged with the community. Regarding locking doors, in licensing Residential Treatment Centers, locked facilities are a higher level of care than we provide and are proposing for the Castle Rock facility. Our plan for the Castle Rock facility is a voluntary, Mood Disorder program for adolescents. We are currently not licensed nor intending to operate locked facilities. I hope that answers the question regarding locking the facility.

Thank you very much for your very thoughtful questions. We welcome them!

All the best, John

John Cunningham
Chief Operating Officer

www.sandstonecare.com



From: Sandy Vossler <SVossler@crgov.com>
Sent: Tuesday, May 21, 2024 9:07 AM
To: Cameron Andrus [REDACTED] Katie Coffman <Katie.Coffman@sandstonecare.com>

Subject: RE: Sandstone Care - Castle Rock

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Cameron,

I will check in with the Building Division and Castle Rock Fire regarding the IBC and IFC requirements.
Sandy

Sandy Vossler, Senior Planner

Town of Castle Rock

Development Services Department

100 N. Wilcox Street

Castle Rock, CO 80109

Office: 720-733-3556



Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27>

From: Cameron Andrus [REDACTED]
Sent: Tuesday, May 21, 2024 10:00 AM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>

[REDACTED]
[REDACTED]
[REDACTED]
Subject: Re: Sandstone Care - Castle Rock

Thank you Ms. Coffman,

I'm not quite sure how locking doors that open in case of an emergency are going to be found to be against code? Lots of facilities have a locked entry and exit.

Hi Sandy,

Do you know. Is there a specific building code in CR or Douglas that Ms. Coffman is referring to about their inability to have a locked facility?

I'm really trying to give us a basic starting point to work together so Sandstone and their investors can have their facility and local residents & business owners can feel safe.

On Mon, May 20, 2024 at 2:22 PM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Good afternoon Cameron,

I hope this message finds you well, and once again I appreciate your patience. Please see answers to your questions in [BLUE](#) below.

I see that all 3 of your facilities for adolescents that you provided to us are in non-populated areas. It appears they are each surrounded by national forest based on the maps you provided. Is that correct? [The two facilities in Colorado \(Cascade & Boulder\) happen to be in more rural areas, where the Crownsville site in Maryland is in the middle of a residential neighborhood.](#)

Additionally, your Facebook posts that you provided were not properly redacted. I can see folks names in the replies. These are not Castle Rock residents, but rather Denver and other area residents complaining about our county being a red county. It appears that we have a different definition of community. [Apologies for the error. While we did our best, Facebook is a public platform, and those names are not confidential.](#)

You gave us an answer as to the number of patients in your facilities from Dougco, but failed to provide a percentage. Would you please provide a percentage of patients in your facilities that are or would be located here? [Page 18 of the presentation provides a breakdown of where each Douglas County client received treatment. Please keep in mind this is data represents the entire year of 2023 clients.](#)

I want to be clear about something. I'm not completely against the idea of having your facility located here. I don't fall into the group that was threatening violence against these kids. I also don't think these kids are going to be raping, committing arson, or assaulting people in general. I do believe some of them will break into vehicles or houses and deface property when they get out on the run. Accordingly, I think at a minimum for the local residents of our community to have a reasonable negotiation with Sandstone, we are requesting locked doors that do not allow someone into the neighborhood because they're having a "bad day." [We understand your concerns, and I'd encourage you to take up our offer to speak with our clinical leadership team. They will be able to provide more detail as to why we simply cannot lock the doors, aside from being against Fire Code.](#)

Additionally, we would also like to offer an opportunity to schedule a call with our Clinical Leadership Team as an additional platform to get to know our clinical staff and ask additional questions. They are available to schedule something this week. If that is something of interest to you, I will be more than happy to facilitate.

Warmly,



Katie Coffman

VP of De Novo Strategy

Sandstone Care

Direct/Fax: (720) 704-8251

Mobile: (262) 442-7018

www.SandstoneCare.com



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From: Cameron Andrus [REDACTED]
Sent: Monday, May 13,
To: Katie Coffman <Katie.Coffman@sandstonecare.com>

[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

[CAUTION: This email originated from outside of the organization! Do not click links or open attachments unless you recognize the sender or know the content is safe.]

Thank you Ms. Coffman,

I see that all 3 of your facilities for adolescents that you provided to us are in non-populated areas. It appears they are each surrounded by national forest based on the maps you provided. Is that correct?

Additionally, your Facebook posts that you provided were not properly redacted. I can see folks names in the replies. These are not Castle Rock residents, but rather Denver and other area residents complaining about our county being a red county. It appears that we have a different definition of community.

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On Mon, May 13, 2024, 6:57 AM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Mr. Andrus,

Thank you for your patience while we respond to your email. Attached you will find a document addressing the questions and concerns emailed to Sandy. I've copied her here, along with the original group that was on your original email so everyone has the same information available to them.

Warmly,

Katie Coffman

VP of De Novo Strategy

Sandstone Care

Direct/Fax: (720) 704-8251

Mobile: (262) 442-7018

www.SandstoneCare.com

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From: [REDACTED]
To: [Katie Coffman](#)
[REDACTED]
Subject: Re: Sandstone Care - Castle Rock
Date: Tuesday, May 21, 2024 2:17:27 PM
Attachments: [image006.png](#)
[image007.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image014.png](#)

Thanks Katie,

Unfortunately, I believe we've reached an impasse. Without a commitment from Sandstone to have a locked building most voters, homeowners & businesses in the neighborhood will likely be opposed to the idea of this facility being there.

To me it seems that discussions could be conducted and agreements could be made with local fire and State regulators regarding this small request prior to presentation to the town council for permitting approval. Again, I believe that a commitment from Sandstone to take these precautions would go a long way to assuaging the concerns of those that actually live here.

Thank you,
Cameron Andrus

On Tue, May 21, 2024 at 1:59 PM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Cameron,

We hear you, and we will work within the code of regulations from the State and the local fire code to ensure compliance and an appropriate environment of safety for our clients. We have made note of your concern and preference and will partner with the Assistant Fire Marshal once through zoning and we are able to start delving into design and permitting process.

Best,



Katie Coffman

VP of De Novo Strategy

Sandstone Care

Direct/Fax: (720) 704-8251

Mobile: (262) 442-7018

www.SandstoneCare.com





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From: Cameron Andrus [REDACTED]
Sent: Tuesday, May 21, 2024 2:48 PM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>
[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

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Thank you Katie,

I appreciate you providing the information for the governing body and the citation for the relevant regulation. I'm truly trying to understand so we can work something out together as a community. Accordingly, in my review I found the following.

Please see 7.705.55 Subsection B. 4., found above the quoted regulation "Subsection B. 5. refers to the requirements for exterior doors, particularly the highlighted portion of the screenshot below."

I read subsection B. 4. as though a locked set of doors with panic alarms allowing egress in emergency situations is allowed. Are you saying your facility does not qualify as one of these two types of facilities highlighted below here, and would therefore not be allowed to put this in place? I also read this as a local fire department issue and not a State licensing board question.

"4. In residential child care facilities approved as a therapeutic residential child care facility or psychiatric residential treatment facility, time-delay panic hardware utilizing 30- to 90second delays before release may be installed on the two approved exit doors on each floor of the facility, provided that such time-delay panic hardware is approved by the fire department having jurisdiction over the facility. The two approved exit doors on each floor must release and open automatically after the 30- to 90-second delay without constant pressure being applied to the doors and must remain open for at least 15 seconds. The two approved exit doors on each floor can neither automatically reset themselves nor be reset from a central control panel for a period of at least 15 seconds

after release. Magnetic locks in conjunction with time-delay panic hardware that meets these criteria are allowed."

Noting your comment regarding working with Fire Marshall Sullivan, is Sandstone intending to apply for this allowance in their design process? Additionally, should approval be gained from FM, would Sandstone be amenable to this implementation?

Thank you again,

Cameron Andrus

On Tue, May 21, 2024 at 1:22 PM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Good afternoon Cameron,

Regarding the locked doors, there are a couple of governing bodies that we need to adhere to, such as the State of Colorado's Behavioral Health Authority for Residential Child Care Facilities, the licensing body, along with The Joint Commission, our accrediting body. I've provided references to both of these agencies below.

The Joint Commission

The Joint Commission's Means of Egress, Standard LS.02.01.20, meaning "the organization maintains the integrity of the means of egress" is something we are evaluated on every time we have a surveyor on site. Here is their website: [A Trusted Partner in Patient Care | The Joint Commission](#)

State of Colorado

The State of Colorado Code of Regulations for Child Care Facility Licensing addresses this directly, which is the licensing body for this type of facility. Please refer to 7.705.55 Building Safety [Rev. eff. 6/1/12], B. Exits.

- Subsection B. 5. refers to the requirements for exterior doors, particularly the highlighted portion of the screenshot below.

◦

5. In every building or structure, exits shall be so arranged and maintained as to provide free and unobstructed egress from all parts of the building or structure at all times when it is occupied. No lock or fastening to prevent free escape from the inside of any building shall be installed unless specifically authorized pursuant to Section 7.714.53.

- Here's the Code of Regulations as a reference: [Code of Colorado Regulations \(state.co.us\)](https://www.colorado.gov/govreg)

Please know that we will partner with the State and local Assistant Fire Marshal, Kevin Sullivan, and the State of Colorado to investigate what and if any alternatives would be approved when working through the design & permitting process.

Thank you,



Katie Coffman

VP of De Novo Strategy

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From: Cameron Andrus [REDACTED]
Sent: Tuesday, May 21, 2024 12:04 PM
To: John Cunningham <John.Cunningham@sandstonecare.com>

[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

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Thank you John,

Could you please send me the statute you're quoting that since your facility is voluntary that you are not allowed to have locked doors?

I am admittedly somewhat ignorant of the rules and regs associated with maintaining one of these facilities. In my very cursory review of Colorado regulations I did not see anything linking those standards to each other. See attached for reference. Per that document, it appears that minor rights are addressed in: 27-10-103, C.R.S. From what I can tell this is more so about the right to treatment and quality of care (which again, I believe you will provide). However, I can't find anything about the facility being "lockdown" or "free-roam" for lack of better terminology.

On Tue, May 21, 2024 at 10:47 AM John Cunningham <John.Cunningham@sandstonecare.com> wrote:

Thank you, Sandy.

Cameron, thank you for your continued support as we seek to respond to the community and provide insights into our operations. We are happy to be engaged with the community. Regarding locking doors, in licensing Residential Treatment Centers, locked facilities are a higher level of care than we provide and are proposing for the Castle Rock facility. Our plan for the Castle Rock facility is a voluntary, Mood Disorder program for adolescents. We are currently not licensed nor intending to operate locked facilities. I hope that answers the question regarding locking the facility.

Thank you very much for your very thoughtful questions. We welcome them!

All the best, John

John Cunningham

Chief Operating Officer

www.sandstonecare.com



From: Sandy Vossler <SVossler@crgov.com>

Sent: Tuesday, May 21, 2024 9:07 AM

To: Cameron Andrus [REDACTED]; Katie Coffman <Katie.Coffman@sandstonecare.com>

Cc: John Cunningham <John.Cunningham@sandstonecare.com>; Edwin Alvarado [REDACTED]

Subject: RE: Sandstone Care - Castle Rock

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Cameron,

I will check in with the Building Division and Castle Rock Fire regarding the IBC and IFC requirements.
Sandy

Sandy Vossler, Senior Planner

Town of Castle Rock

Development Services Department

100 N. Wilcox Street

Castle Rock, CO 80109

Office: 720-733-3556



Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27>

From: Cameron Andrus [REDACTED]
Sent: Tuesday, May 21, 2024 10:00 AM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>

[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

Thank you Ms. Coffman,

I'm not quite sure how locking doors that open in case of an emergency are going to be found to be against code? Lots of facilities have a locked entry and exit.

Hi Sandy,

Do you know. Is there a specific building code in CR or Douglas that Ms. Coffman is referring to about their inability to have a locked facility?

I'm really trying to give us a basic starting point to work together so Sandstone and their investors can have their facility and local residents & business owners can feel safe.

On Mon, May 20, 2024 at 2:22 PM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Good afternoon Cameron,

I hope this message finds you well, and once again I appreciate your patience. Please see answers to your questions in BLUE below.

I see that all 3 of your facilities for adolescents that you provided to us are in non-populated areas. It appears they are each surrounded by national forest based on the maps you provided. Is that correct? The two facilities in Colorado (Cascade & Boulder) happen to be in more rural areas, where the Crownsville site in Maryland is in the middle of a residential neighborhood.

Additionally, your Facebook posts that you provided were not properly redacted. I can see folks names in the replies. These are not Castle Rock residents, but rather Denver and other area residents complaining about our county being a red county. It appears that we have a different definition of community. Apologies for the error. While we did our best, Facebook is a public platform, and those names are not confidential.

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Additionally, we would also like to offer an opportunity to schedule a call with our Clinical Leadership Team as an additional platform to get to know our clinical staff and ask additional questions. They are available to schedule something this week. If that is something of interest to you, I will be more than happy to facilitate.

Warmly,



Katie Coffman

VP of De Novo Strategy

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From: Cameron Andrus [REDACTED]
Sent: Monday, May 13, 2024 8:34 AM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>

[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

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On Mon, May 13, 2024, 6:57 AM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Mr. Andrus,

Thank you for your patience while we respond to your email. Attached you will find a document addressing the questions and concerns emailed to Sandy. I've copied her here, along with the original group that was on your original email so everyone has the same information available to them.

Warmly,

Katie Coffman

VP of De Novo Strategy

From: [REDACTED]
To: [Katie Coffman](#)
[REDACTED]
Subject: Re: Sandstone Care - Castle Rock
Date: Tuesday, May 21, 2024 10:02:15 AM
Attachments: [image002.png](#)
[Sandstone Care - Castle Rock Q&A - FINAL \(1\).pdf](#)

Thank you Ms. Coffman,

I'm not quite sure how locking doors that open in case of an emergency are going to be found to be against code? Lots of facilities have a locked entry and exit.

Hi Sandy,

Do you know. Is there a specific building code in CR or Douglas that Ms. Coffman is referring to about their inability to have a locked facility?

I'm really trying to give us a basic starting point to work together so Sandstone and their investors can have their facility and local residents & business owners can feel safe.

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Additionally, we would also like to offer an opportunity to schedule a call with our Clinical Leadership Team as an additional platform to get to know our clinical staff and ask additional questions. They are available to schedule something this week. If that is something of interest to you, I will be more than happy to facilitate.

Warmly,



Katie Coffman

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From: Cameron Andrus [REDACTED]
Sent: Monday, May 13, 2024 8:34 AM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>

[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

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Katie Coffman

VP of De Novo Strategy

Sandstone Care

Direct/Fax: (720) 704-8251

From: [REDACTED]
To: [John Cunningham](#)
[REDACTED]
Subject: Re: Sandstone Care - Castle Rock
Date: Tuesday, May 21, 2024 11:05:06 AM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[ColoradoRegister.pdf](#)

Thank you John,

Could you please send me the statute you're quoting that since your facility is voluntary that you are not allowed to have locked doors?

I am admittedly somewhat ignorant of the rules and regs associated with maintaining one of these facilities. In my very cursory review of Colorado regulations I did not see anything linking those standards to each other. See attached for reference. Per that document, it appears that minor rights are addressed in: 27-10-103, C.R.S. From what I can tell this is more so about the right to treatment and quality of care (which again, I believe you will provide). However, I can't find anything about the facility being "lockdown" or "free-roam" for lack of better terminology.

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Thank you very much for your very thoughtful questions. We welcome them!

All the best, John

John Cunningham

Chief Operating Officer

www.sandstonecare.com



From: Sandy Vossler <SVossler@crgov.com>

Sent: Tuesday, May 21, 2024 9:07 AM

To: Cameron Andrus [REDACTED] Katie Coffman
<Katie.Coffman@sandstonecare.com>

[REDACTED]

Subject: RE: Sandstone Care - Castle Rock

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Cameron,

I will check in with the Building Division and Castle Rock Fire regarding the IBC and IFC requirements. Sandy

Sandy Vossler, Senior Planner

Town of Castle Rock

Development Services Department

100 N. Wilcox Street

Castle Rock, CO 80109

Office: 720-733-3556



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<https://www.surveymonkey.com/r/LR35C27>

From: Cameron Andrus [REDACTED]
Sent: Tuesday, May 21, 2024 10:00 AM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

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Warmly,



Katie Coffman

VP of De Novo Strategy

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From: Cameron Andrus [REDACTED]
Sent: Monday, May 13, 2024 8:34 AM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>

[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

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From: [REDACTED]
To: [Katie Coffman](#)
[REDACTED]
Subject: Re: Sandstone Care - Castle Rock
Date: Tuesday, May 21, 2024 10:02:15 AM
Attachments: [image002.png](#)
[Sandstone Care - Castle Rock Q&A - FINAL \(1\).pdf](#)

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provides a breakdown of where each Douglas County client received treatment. Please keep in mind this is data represents the entire year of 2023 clients.

I want to be clear about something. I'm not completely against the idea of having your facility located here. I don't fall into the group that was threatening violence against these kids. I also don't think these kids are going to be raping, committing arson, or assaulting people in general. I do believe some of them will break into vehicles or houses and deface property when they get out on the run. Accordingly, I think at a minimum for the local residents of our community to have a reasonable negotiation with Sandstone, we are requesting locked doors that do not allow someone into the neighborhood because they're having a "bad day." [We understand your concerns, and I'd encourage you to take up our offer to speak with our clinical leadership team. They will be able to provide more detail as to why we simply cannot lock the doors, aside from being against Fire Code.](#)

Additionally, we would also like to offer an opportunity to schedule a call with our Clinical Leadership Team as an additional platform to get to know our clinical staff and ask additional questions. They are available to schedule something this week. If that is something of interest to you, I will be more than happy to facilitate.

Warmly,



Katie Coffman

VP of De Novo Strategy

Sandstone Care

Direct/Fax: (720) 704-8251

Mobile: (262) 442-7018

www.SandstoneCare.com





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From: Cameron Andrus [REDACTED]
Sent: Monday, May 13, 2024 8:34 AM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>

[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

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Thank you Ms. Coffman,

I see that all 3 of your facilities for adolescents that you provided to us are in non-populated areas. It appears they are each surrounded by national forest based on the maps you provided. Is that correct?

Additionally, your Facebook posts that you provided were not properly redacted. I can see folks names in the replies. These are not Castle Rock residents, but rather Denver and other area residents complaining about our county being a red county. It appears that we have a different definition of community.

You gave us an answer as to the number of patients in your facilities from Dougco, but failed to provide a percentage. Would you please provide a percentage of patients in your facilities that are or would be located here?

I want to be clear about something. I'm not completely against the idea of having your facility located here. I don't fall into the group that was threatening violence against these kids. I also don't think these kids are going to be raping, committing arson, or assaulting people in general. I do believe some of them will break into vehicles or houses and deface property when they get out on the run. Accordingly, I think at a minimum for the local residents of our community to have a reasonable negotiation with Sandstone, we are requesting locked doors that do not allow someone into the neighborhood because they're having a "bad day."

On Mon, May 13, 2024, 6:57 AM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Mr. Andrus,

Thank you for your patience while we respond to your email. Attached you will find a document addressing the questions and concerns emailed to Sandy. I've copied her here, along with the original group that was on your original email so everyone has the same information available to them.

Warmly,



Katie Coffman

VP of De Novo Strategy

Sandstone Care

Direct/Fax: (720) 704-8251

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Proposed Sandstone Care Facility
Date: Monday, May 6, 2024 3:01:58 PM

Let this email serve as a summary of concerns and opposition to the proposed Sandstone Care facility in Metzler Ranch.

1. **Neighborhood Meeting** – until we received the invitation to attend the 2nd neighborhood meeting, no notice was given of this proposed rezoning to provide mental health to adolescents in Metzler Ranch. We only learned of the 2nd neighborhood meeting through our HOA. How were we overlooked for this notice???
2. **Outdoor Recreational Space** – There is no outdoor recreational space for adolescents to play sports or even walk around. There is a small fenced in patio on the West side of the facility small enough to relax on, however, that would mean that outside activities would have to be conducted offsite at the nearby Metzler Ranch Park. Even if these activities are supervised, any teenager could “take off” and have no intention of returning to the Sandstone Care Facility. What happens then, does Sandstone call the police, and who is responsible for this adolescent??? Nearby children will absolutely be exposed to this threat.
3. **Security of the Facility** – It is our understanding that patients are allowed to come and go as they please. Even if clients are watched by full-time staff, if you have a patient escalating, they are likely to head into the surrounding neighborhoods of Metzler Ranch to “disappear”. This surely would result in higher crime and illegal activities as a patient goes into “fight or flight” mode. Would like to see crime reports for other facilities. So far Sandstone has not been forthcoming with those reports.
4. **Proximity of Facility to neighborhood schools** - Sandstone has stated that there are only 3 schools within a half a mile of the proposed facility. There are actually 5!!
5. **Renaissance Expeditionary (K-6)**
6. **Renaissance Secondary School (6-12)**
7. **Goddard School (Pre – K)**
8. **Merryhill Preschool (Pre – K2)**
9. **Douglas County Early Childhood (Pre – HS)**

Children walking to and from school would have to pass this facility, as well as patients having the freedom to be able to wander onto school property and parks. I wouldn't allow my children to walk to and from school knowing what this facility is about. Also, the preschool across the street from this proposed property would lose enrollment. As a parent, I would not enroll my preschooler to spend the entire day across the street from this facility.

5. **Decrease in Property Values** – I've been a Realtor for many years, and I can tell you right now, that if Buyers were looking at four or five neighborhoods, and

they found out this facility was in Metzler Ranch, they would choose another neighborhood over Metzler Ranch. We specifically have enforceable HOA covenants in place to keep property values at the highest levels. This would negate those.

6. **Increase in illegal crime/illegal activities** – With the type of adolescents being treated at the facility it surely will bring an increase in crime and illegal activities to our quiet neighborhood. It is my understanding these kids are not neighborhood kids, but kids from the Denver Metro area, bringing crime and illegal activities with them.

We are vehemently opposed to having this property rezoned to facilitate Sandstone Care Facility. There are other closed facilities in Castle Rock that are not in residential neighborhoods and near schools. You need to explore these options. What about the closed Brookside Rehabilitation and Wellness facilities near Safeway???

Dave and Liza Nern



From: [REDACTED]
To: [Sandy Vossler](#); [REDACTED]
Subject: Letter from the Metzler HOA Board regarding Sandstone/Zoning Changes
Date: Friday, May 3, 2024 11:18:09 AM

Sandy,

Here is the letter from the HOA board at Metzler Ranch.

We are writing on behalf of all Metzler Ranch homeowners to express major concern regarding the establishment of a mental health facility for troubled teens within our neighborhood, especially considering its proximity to a daycare/children's education across the street (Goddard) and another just to the West (Merry Hill).

While we understand the importance of providing support and care for troubled teens, we strongly believe that locating such a facility in a residential area poses significant risks and challenges. We oppose the location of this facility for these reasons below.

Safety Concerns: Introducing a mental health facility for troubled teens into our neighborhood raises legitimate safety concerns. Given the vulnerable nature of the population it serves, there is a potential for incidents that could jeopardize the safety of residents, including children attending the nearby daycares.

Stigma and Fear: The presence of a mental health facility may perpetuate stigma and fear within the community. Some residents may feel uneasy or apprehensive about living near individuals receiving treatment for mental health issues, which could lead to another subset of issues.

Property Values: The establishment of a mental health facility in our neighborhood could negatively impact property values. Prospective homebuyers and renters may be deterred by the stigma associated with living near such a facility, leading to a decline in property values and an overall decrease in the desirability of the Metzler Ranch community.

Disruption to Peace and Quiet: Residential neighborhoods are typically associated with peace and quiet, providing a conducive environment for families and children to thrive. The presence of a mental health facility, with its potential for disturbances and heightened activity, could disrupt the tranquility of our community and negatively affect the quality of life for residents.

Potential for escapes or incidents: There is a legitimate concern about the potential for escapes or incidents involving troubled teens who may pose a risk to themselves or others. Such occurrences could have serious consequences for the safety and well-being of residents, particularly children attending the nearby daycares.

Zoning: The proposed zoning amendment would add "Mood Disorder Center with short-term, live-in patients, ages 13 to 18 years, and associated uses". We have concerns around what the future holds if the current applicants move on later and

another entity moves in to accommodate even tougher adolescent situations. It becomes a slippery slope.

Based on these concerns, we urge you to reconsider the proposed location of the facility and explore other options that better prioritize the safety and well-being of our community. It is essential to ensure that any facility serving vulnerable populations is situated in a suitable location that minimizes potential risks and disruptions to the surrounding neighborhood.

Thank You,

Metzler Ranch HOA Board

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: 864 Barranca Drive
Date: Monday, May 20, 2024 10:27:33 AM

Sandy I just walked over on Barranca drive this morning and was amazed at the noise level that came from the car wash that is along the rode next to the Memory Center. I wonder if anyone has done a noise measurement on that car wash. It was extremely loud. It could certainly affect the use of the Sandstone Care facility and wonder if they're aware of the intense noise. Would you mind sharing my concern with Sandstone.? I'm suggesting they have someone stop by during the day to witness the high noise level. I live about 3-4 blocks away and can hear it on occasion, but 864 Barranca is right next door.

Jacquie Perez [REDACTED] Castle Rock, CO.

We are writing on behalf of all Metzler Ranch homeowners to express major concern regarding the establishment of a mental health facility for troubled teens within our neighborhood, especially considering its proximity to a daycare/children's education across the street (Goddard) and another just to the West (Merry Hill).

While we understand the importance of providing support and care for troubled teens, we strongly believe that locating such a facility in a residential area poses significant risks and challenges. We oppose the location of this facility for these reasons below.

Safety Concerns: Introducing a mental health facility for troubled teens into our neighborhood raises legitimate safety concerns. Given the vulnerable nature of the population it serves, there is a potential for incidents that could jeopardize the safety of residents, including children attending the nearby daycares.

Stigma and Fear: The presence of a mental health facility may perpetuate stigma and fear within the community. Some residents may feel uneasy or apprehensive about living near individuals receiving treatment for mental health issues, which could lead to another subset of issues.

Property Values: The establishment of a mental health facility in our neighborhood could negatively impact property values. Prospective homebuyers and renters may be deterred by the stigma associated with living near such a facility, leading to a decline in property values and an overall decrease in the desirability of the Metzler Ranch community.

Disruption to Peace and Quiet: Residential neighborhoods are typically associated with peace and quiet, providing a conducive environment for families and children to thrive. The presence of a mental health facility, with its potential for disturbances and heightened activity, could disrupt the tranquility of our community and negatively affect the quality of life for residents.

Potential for escapes or incidents: There is a legitimate concern about the potential for escapes or incidents involving troubled teens who may pose a risk to themselves or others. Such occurrences could have serious consequences for the safety and well-being of residents, particularly children attending the nearby daycares.

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Based on these concerns, we urge you to reconsider the proposed location of the facility and explore other options that better prioritize the safety and well-being of our community. It is essential to ensure that any facility serving vulnerable populations is situated in a suitable location that minimizes potential risks and disruptions to the surrounding neighborhood.

Thank You,

Metzler Ranch HOA Board

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Comments regarding the 4/29/24 informational meeting regarding the Sandstone proposal
Date: Tuesday, April 30, 2024 3:38:59 PM

Having attended the Tuesday evening meeting, my wife and I came away with a negative opinion. I'm sure there is a need for this kind of facility in our society, but I question the placement of it in our neighborhood. Locating it directly across the road from a young childcare center seems to be a particularly ill advised concept. Considering that the age range of the proposed Project is not limited to sub-teenage clients but extends to the late teens. The potential danger that an escaped 12 year old boy with mood disorders could inflict in the community would be fairly minor, but everyone knows what a large 18 year old male with raging hormones can be capable of if he escaped the facility -- not just to neighborhood children but to any female living here. If I thought the project was to be actually secure I might be more tolerant to the concept, but we were told that the doors and windows are not going to be of prison design and strength and could be defeated with nothing more than a desk chair. My wife and I live within 500 feet of the proposed site and I'm not comfortable concerning her safety with such a hazard in the neighborhood.

Additionally, Sandstone couldn't tell us the actual effect that their other facilities they operate had on the surrounding community home values. Our home is a major investment for us and we would strongly oppose the presence of what would be regarded as a "Prison" located this close to us. Please take our objections as serious and immutable.

Ron & Judy Troyer
[REDACTED]

Sandy:
Please forward this to the persons or committees concerned.

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Facility
Date: Wednesday, May 1, 2024 4:03:06 PM

Dear Sandy

Hi I'm a resident that lives in Metzler ranch on [REDACTED]. I'm writing in regards of the facility at the end of the street that could be used for troubled teens. Please don't let this happen. There is a need for this kind of place but not in a neighborhood with families and small children. Please hear our voices in this neighborhood and stop this action

Sincerely

Susan Borgelt

Sent from my iPhone SE

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Sandstone Care Facility
Date: Friday, May 3, 2024 3:32:09 PM

Dear Sandy,

I attended the meeting on April 29th. (You thought I looked familiar.) I have a couple more questions I wanted to present to you.

1. Is this going to be a coed facility?
2. Are the patients taught school at all?
3. Are they automatically dismissed at 60 days, or do they get enrolled again for another 60 days?
4. Who refers the patients to the facility? A doctor or another facility?
5. Is it possible for us to tour the facility? Maybe a one hour timeframe? I'd like to see how it's currently set up and what their revisions might look like.

I will be attending the next meeting as it became a little chaotic with so many people interrupting and asking questions. I am also reaching out to some of my direct neighbors. I will get their names and email addresses for you. I'm not in favor of this, but will keep an open mind. I had hope another ALF would move in there.

Thanks,
Sharon

From: [REDACTED]
To: [Katie Coffman](#)
Cc: [Sandy Vossler](#); [Edwin Alvarado](#); [REDACTED]
Subject: Re: Sandstone Care - Castle Rock
Date: Thursday, August 8, 2024 9:19:49 PM
Attachments: [image006.png](#)
[image007.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image014.png](#)

Hello Ms. Coffman,

Congratulations on your company's and investors' win tonight. I truly hope y'all are going to prove up to be everything you claim.

Unfortunately, I still cannot give my endorsement as I believe there are unanswered questions. Though, quite frankly, it was apparent that my personal history with these facilities nor the truly valid concerns of the local community was going to effect the commissioners' vote nor the eventual council's. That deal clearly was done before we walked in the door.

While I will not endorse, I personally no longer have the willpower to try and get full and transparent information. Please consider me a neutral party on this matter moving forward.

I do believe most of your staff cares about kids' wellbeing. It's a hard job to be in, and I don't envy the folks helping them deal with their trauma. Hopefully those standards will be maintained as y'all move forward, and expand at an exponential rate.

If any of your staff do ever want someone to talk to about the good, the bad, and truly traumatic (from an inside view) in the future please feel free to contact me and I'll try to answer the questions I can.

Have a good night,
Cameron Andrus

On Tue, May 21, 2024, 2:17 PM Cameron Andrus [REDACTED] > wrote:
Thanks Katie,

Unfortunately, I believe we've reached an impasse. Without a commitment from Sandstone to have a locked building most voters, homeowners & businesses in the neighborhood will likely be opposed to the idea of this facility being there.

To me it seems that discussions could be conducted and agreements could be made with local fire and State regulators regarding this small request prior to presentation to the town council for permitting approval. Again, I believe that a commitment from Sandstone to take these precautions would go a long way to assuaging the concerns of those that actually live here.

Thank you,
Cameron Andrus

On Tue, May 21, 2024 at 1:59 PM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Cameron,

We hear you, and we will work within the code of regulations from the State and the local fire code to ensure compliance and an appropriate environment of safety for our clients. We have made note of your concern and preference and will partner with the Assistant Fire Marshal once through zoning and we are able to start delving into design and permitting process.

Best,



Katie Coffman

VP of De Novo Strategy

Sandstone Care

Direct/Fax: (720) 704-8251

Mobile: (262) 442-7018

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From: Cameron Andrus [REDACTED]
Sent: Tuesday, May 21, 2024 2:48 PM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>
Cc: Sandy Vossler <SVossler@crgov.com>; Edwin Alvarado <edwin.alvarado@sandstonecare.com>; [REDACTED]
[REDACTED] TownCouncil Mailbox
<towncouncil@crgov.com>
Subject: Re: Sandstone Care - Castle Rock

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Thank you Katie,

I appreciate you providing the information for the governing body and the citation for the relevant regulation. I'm truly trying to understand so we can work something out together as a community. Accordingly, in my review I

found the following.

Please see 7.705.55 Subsection B. 4., found above the quoted regulation "Subsection B. 5. refers to the requirements for exterior doors, particularly the highlighted portion of the screenshot below."

I read subsection B. 4. as though a locked set of doors with panic alarms allowing egress in emergency situations is allowed. Are you saying your facility does not qualify as one of these two types of facilities highlighted below here, and would therefore not be allowed to put this in place? I also read this as a local fire department issue and not a State licensing board question.

"4. In residential child care facilities approved as **a therapeutic residential child care facility or psychiatric residential treatment facility**, time-delay panic hardware utilizing 30- to 90second delays before release may be installed on the two approved exit doors on each floor of the facility, provided that such time-delay panic hardware is approved by the fire department having jurisdiction over the facility. The two approved exit doors on each floor must release and open automatically after the 30- to 90-second delay without constant pressure being applied to the doors and must remain open for at least 15 seconds. The two approved exit doors on each floor can neither automatically reset themselves nor be reset from a central control panel for a period of at least 15 seconds after release. Magnetic locks in conjunction with time-delay panic hardware that meets these criteria are allowed."

Noting your comment regarding working with Fire Marshall Sullivan, is Sandstone intending to apply for this allowance in their design process? Additionally, should approval be gained from FM, would Sandstone be amenable to this implementation?

Thank you again,

Cameron Andrus

On Tue, May 21, 2024 at 1:22 PM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Good afternoon Cameron,

Regarding the locked doors, there are a couple of governing bodies that we need to adhere to, such as the State of Colorado's Behavioral Health Authority for Residential Child Care Facilities, the licensing body, along with The Joint Commission, our accrediting body. I've provided references to both of these agencies below.

The Joint Commission

The Joint Commission's Means of Egress, Standard LS.02.01.20, meaning "the organization maintains the integrity of the means of egress" is something we are evaluated on every time we have a surveyor on site. Here is their website: [A Trusted Partner in Patient Care | The Joint Commission](#)

State of Colorado

The State of Colorado Code of Regulations for Child Care Facility Licensing addresses this directly, which is the licensing body for this type of facility. Please refer to 7.705.55 Building Safety [Rev. eff. 6/1/12], B. Exits.

- Subsection B. 5. refers to the requirements for exterior doors, particularly the highlighted portion of the screenshot below.

-

- 5. In every building or structure, exits shall be so arranged and maintained as to provide free and unobstructed egress from all parts of the building or structure at all times when it is occupied. No lock or fastening to prevent free escape from the inside of any building shall be installed unless specifically authorized pursuant to Section 7.714.53.

- Here's the Code of Regulations as a reference: [Code of Colorado Regulations \(state.co.us\)](http://state.co.us)

Please know that we will partner with the State and local Assistant Fire Marshal, Kevin Sullivan, and the State of Colorado to investigate what and if any alternatives would be approved when working through the design & permitting process.

Thank you,



Katie Coffman

VP of De Novo Strategy

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From: Cameron Andrus [REDACTED]
Sent: Tuesday, May 21, 2024 12:04 PM
To: John Cunningham [REDACTED]
Cc: Sandy Vossler <SVossler@crgov.com>; Katie Coffman <Katie.Coffman@sandstonecare.com>; Edwin Alvarado <edwin.alvarado@sandstonecare.com> [REDACTED]
[REDACTED]
[REDACTED] TownCouncil Mailbox <towncouncil@crgov.com>
Subject: Re: Sandstone Care - Castle Rock

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Thank you John,

Could you please send me the statute you're quoting that since your facility is voluntary that you are not allowed to have locked doors?

I am admittedly somewhat ignorant of the rules and regs associated with maintaining one of these facilities. In my very cursory review of Colorado regulations I did not see anything linking those standards to each other. See attached for reference. Per that document, it appears that minor rights are addressed in: 27-10-103, C.R.S. From what I can tell this is more so about the right to treatment and quality of care (which again, I believe you will provide). However, I can't find anything about the facility being "lockdown" or "free-roam" for lack of better terminology.

On Tue, May 21, 2024 at 10:47 AM John Cunningham <John.Cunningham@sandstonecare.com> wrote:

Thank you, Sandy.

Cameron, thank you for your continued support as we seek to respond to the community and provide insights into our operations. We are happy to be engaged with the community. Regarding locking doors, in licensing Residential Treatment Centers, locked facilities are a higher level of care than we provide and are proposing for the Castle Rock facility. Our plan for the Castle Rock facility is a voluntary Mood Disorder program for adolescents. We are currently not licensed nor intending to operate locked facilities. I hope that answers the question regarding locking the facility.

Thank you very much for your very thoughtful questions. We welcome them!

All the best, John

John Cunningham

Chief Operating Officer



From: Sandy Vossler <SVossler@crgov.com>
Sent: Tuesday, May 21, 2024 9:07 AM
To: Cameron Andrus [REDACTED]; Katie Coffman <Katie.Coffman@sandstonecare.com>
Cc: John Cunningham <John.Cunningham@sandstonecare.com>; Edwin Alvarado <edwin.alvarado@sandstonecare.com>; [REDACTED]
[REDACTED] TownCouncil Mailbox <towncouncil@crgov.com>
Subject: RE: Sandstone Care - Castle Rock

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Cameron,

I will check in with the Building Division and Castle Rock Fire regarding the IBC and IFC requirements.
Sandy

Sandy Vossler, Senior Planner

Town of Castle Rock

Development Services Department

100 N. Wilcox Street

Castle Rock, CO 80109

Office: 720-733-3556



Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.

<https://www.surveymonkey.com/r/LR35C27>

From: Cameron Andrus [REDACTED]
Sent: Tuesday, May 21, 2024 10:00 AM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>
Cc: John Cunningham <John.Cunningham@sandstonecare.com>; Edwin Alvarado <edwin.alvarado@sandstonecare.com>; Sandy Vossler <SVossler@crgov.com>; [REDACTED]
[REDACTED]
[REDACTED] TownCouncil Mailbox <towncouncil@crgov.com>
Subject: Re: Sandstone Care - Castle Rock

Thank you Ms. Coffman,

I'm not quite sure how locking doors that open in case of an emergency are going to be found to be against code? Lots of facilities have a locked entry and exit.

Hi Sandy,

Do you know. Is there a specific building code in CR or Douglas that Ms. Coffman is referring to about their inability to have a locked facility?

I'm really trying to give us a basic starting point to work together so Sandstone and their investors can have their facility and local residents & business owners can feel safe.

On Mon, May 20, 2024 at 2:22 PM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Good afternoon Cameron,

I hope this message finds you well, and once again I appreciate your patience. Please see answers to your questions in BLUE below.

I see that all 3 of your facilities for adolescents that you provided to us are in non-populated areas. It appears they are each surrounded by national forest based on the maps you provided. Is that correct? The two facilities in Colorado (Cascade & Boulder) happen to be in more rural areas, where the Crownsville site in Maryland is in the middle of a residential neighborhood.

Additionally, your Facebook posts that you provided were not properly redacted. I can see folks names in the replies. These are not Castle Rock residents, but rather Denver and other area residents complaining about our county being a red county. It appears that we have a different definition of community. Apologies for the error. While we did our best, Facebook is a public platform, and those names are not confidential.

You gave us an answer as to the number of patients in your facilities from Dougco, but failed to

provide a percentage. Would you please provide a percentage of patients in your facilities that are or would be located here? [Page 18 of the presentation provides a breakdown of where each Douglas County client received treatment. Please keep in mind this is data represents the entire year of 2023 clients.](#)

I want to be clear about something. I'm not completely against the idea of having your facility located here. I don't fall into the group that was threatening violence against these kids. I also don't think these kids are going to be raping, committing arson, or assaulting people in general. I do believe some of them will break into vehicles or houses and deface property when they get out on the run. Accordingly, I think at a minimum for the local residents of our community to have a reasonable negotiation with Sandstone, we are requesting locked doors that do not allow someone into the neighborhood because they're having a "bad day." [We understand your concerns, and I'd encourage you to take up our offer to speak with our clinical leadership team. They will be able to provide more detail as to why we simply cannot lock the doors, aside from being against Fire Code.](#)

Additionally, we would also like to offer an opportunity to schedule a call with our Clinical Leadership Team as an additional platform to get to know our clinical staff and ask additional questions. They are available to schedule something this week. If that is something of interest to you, I will be more than happy to facilitate.

Warmly,



Katie Coffman

VP of De Novo Strategy

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Mobile: (262) 442-7018

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prohibited. If you have received this email in error, please notify the sender by replying to this email and then delete the email from your computer.

From: Cameron Andrus [REDACTED]
Sent: Monday, May 13, 2024 8:34 AM
To: Katie Coffman <Katie.Coffman@sandstonecare.com>
Cc: John Cunningham <John.Cunningham@sandstonecare.com>; Edwin Alvarado <edwin.alvarado@sandstonecare.com>; Sandy Vossler <SVossler@crgov.com> [REDACTED]
[REDACTED]

Subject: Re: Sandstone Care - Castle Rock

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Thank you Ms. Coffman,

I see that all 3 of your facilities for adolescents that you provided to us are in non-populated areas. It appears they are each surrounded by national forest based on the maps you provided. Is that correct?

Additionally, your Facebook posts that you provided were not properly redacted. I can see folks names in the replies. These are not Castle Rock residents, but rather Denver and other area residents complaining about our county being a red county. It appears that we have a different definition of community.

You gave us an answer as to the number of patients in your facilities from Dougco, but failed to provide a percentage. Would you please provide a percentage of patients in your facilities that are or would be located here?

I want to be clear about something. I'm not completely against the idea of having your facility located here. I don't fall into the group that was threatening violence against these kids. I also don't think these kids are going to be raping, committing arson, or assaulting people in general. I do believe some of them will break into vehicles or houses and deface property when they get out on the run. Accordingly, I think at a minimum for the local residents of our community to have a reasonable negotiation with Sandstone, we are requesting locked doors that do not allow someone into the neighborhood because they're having a "bad day."

On Mon, May 13, 2024, 6:57 AM Katie Coffman <Katie.Coffman@sandstonecare.com> wrote:

Mr. Andrus,

--

Cameron Andrus

Katie Coffman



VP of De Novo Strategy

Sandstone Care

Direct/Fax: (720) 704-8251

Admissions:

www.SandstoneCare.com



Banner



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Cameron Andrus

Katie Coffman

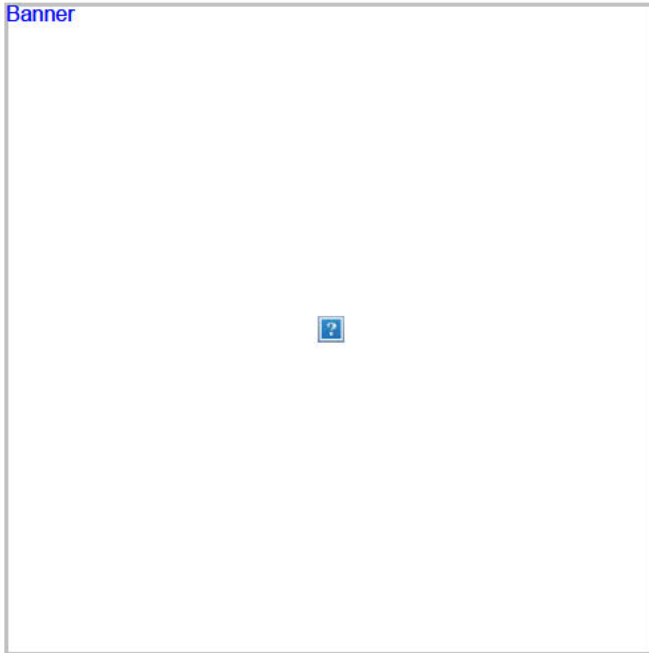


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Cameron Andrus

From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Concerns About Proposed Mental Health Facility on Woodlands Boulevard
Date: Sunday, August 4, 2024 3:03:00 PM

Dear Sandy,

I am writing to express my deep concerns regarding the proposed establishment of a mental health facility for troubled teens within our neighborhood, especially considering its proximity to an early childhood education center across the street.

While I understand the importance of providing support and care for troubled teens, I strongly believe that locating such a facility in a residential area poses significant risks and challenges. Here are several reasons why I oppose this decision:

1. **Safety Concerns:** Introducing a mental health facility for troubled teens into our neighborhood raises legitimate safety concerns. Given the vulnerable nature of the population it serves, there is a potential for incidents that could jeopardize the safety of residents, including children attending the nearby early childhood education center.
2. **Stigma and Fear:** The presence of a mental health facility may perpetuate stigma and fear within the community. Some residents may feel uneasy or apprehensive about living near individuals receiving treatment for mental health issues, which could lead to social ostracization and discrimination.
3. **Property Values:** This is in my wheel house being a Realtor~ I have seen through the years the negative impact these types of facilities have on the neighborhood in which they are around. Prospective homebuyers and renters may be deterred by the stigma associated with living near such a facility, leading to a decline in property values and an overall decrease in the desirability of our community.
4. **Disruption to Peace and Quiet:** Residential neighborhoods are typically associated with peace and quiet, providing a conducive environment for families and children to thrive. The presence of a mental health facility, with its potential for disturbances and heightened activity, could disrupt the tranquility of our community and negatively affect the quality of life for residents.
5. **Potential for Escapes or Incidents:** There is a legitimate concern about the potential for escapes or incidents involving troubled teens who may pose a risk to themselves or others. Such occurrences could have serious consequences for the safety and well-being of residents, particularly children attending the nearby early childhood education center.

In light of these concerns, I urge you to reconsider the proposed location of the mental health facility for troubled teens and explore alternative options that prioritize the safety and well-being of our community. It is essential to ensure that any facility serving vulnerable populations is situated in a suitable location that minimizes potential risks and disruptions to the

surrounding neighborhood.

Thank you for taking the time to consider my concerns. I hope that together, we can find a solution that promotes the health, safety, and prosperity of our community.

Cheryl Phillips



From: [REDACTED]
To: [Sandy Vossler](#)
Subject: Planning Commission Public Comment
Date: Monday, August 5, 2024 10:36:30 AM

Hello,

I am writing to express my concerns about the proposed location for the Sandstone Care Facility. While I fully support the need for mental health services in our community and use of vacant property, I believe the chosen site is problematic due to its proximity to Goddard daycare, two schools, and Metzler park.

Firstly, the increased traffic and congestion in an area frequented by children and families could pose significant safety risks. The influx of vehicles associated with the care center may lead to hazardous conditions during drop-off and pick-up times at the daycare and schools, as well as sports programming at the park. The intersection at Founders and Woodlands Blvd is already a location with frequent accidents.

Secondly, the nature of some therapy treatments might not be conducive to an environment with high levels of noise and activity, potentially affecting the quality of care provided to patients. As a parent of a child at Goddard, I know that the level of noise can be quite high, especially during outside time, which is year round. There is also a lot of traffic noise from Founders.

In conclusion, while I recognize the importance of accessible mental health services, I urge you to reconsider the location of the care center to ensure it does not negatively impact the surrounding community, especially areas predominantly used by children.

Thank you for listening to my concerns,
Sarah Grider

#1

METZLER RANCH PETITION IN OPPOSITION OF REZONING

This Petition is to address the recent purchase and proposed rezoning of 864 Barranca Drive, Castle Rock, CO 80104.

Residents & Business owners signing off on this petition reside within a one-mile radius of the proposed change. All signatories are doing so in consideration of opposition to the proposed rezoning effort brought by Sandstone care, LLC, and any associated partners, by and through their representatives Kimley Horn & Associates ("Sandstone")

OVERVIEW

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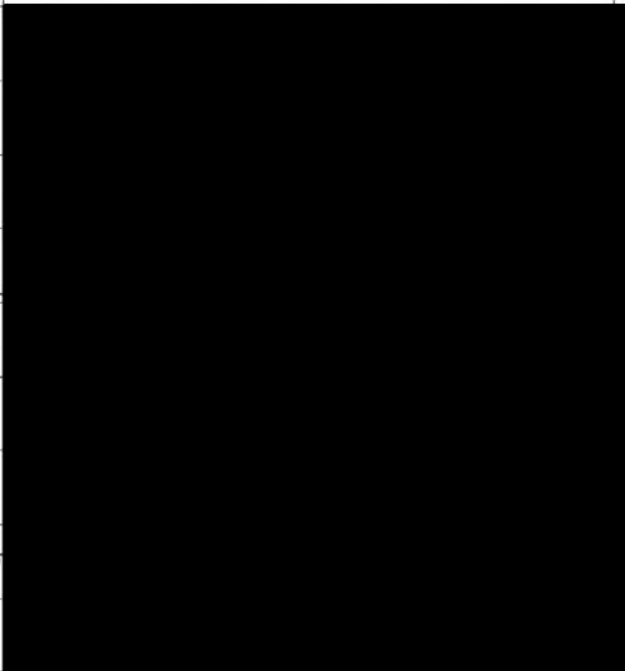

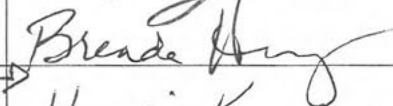
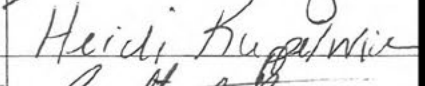
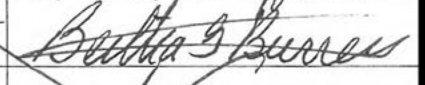
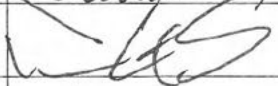
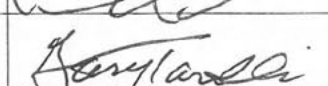
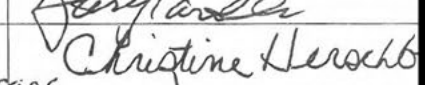
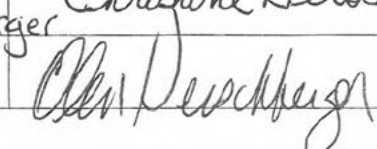
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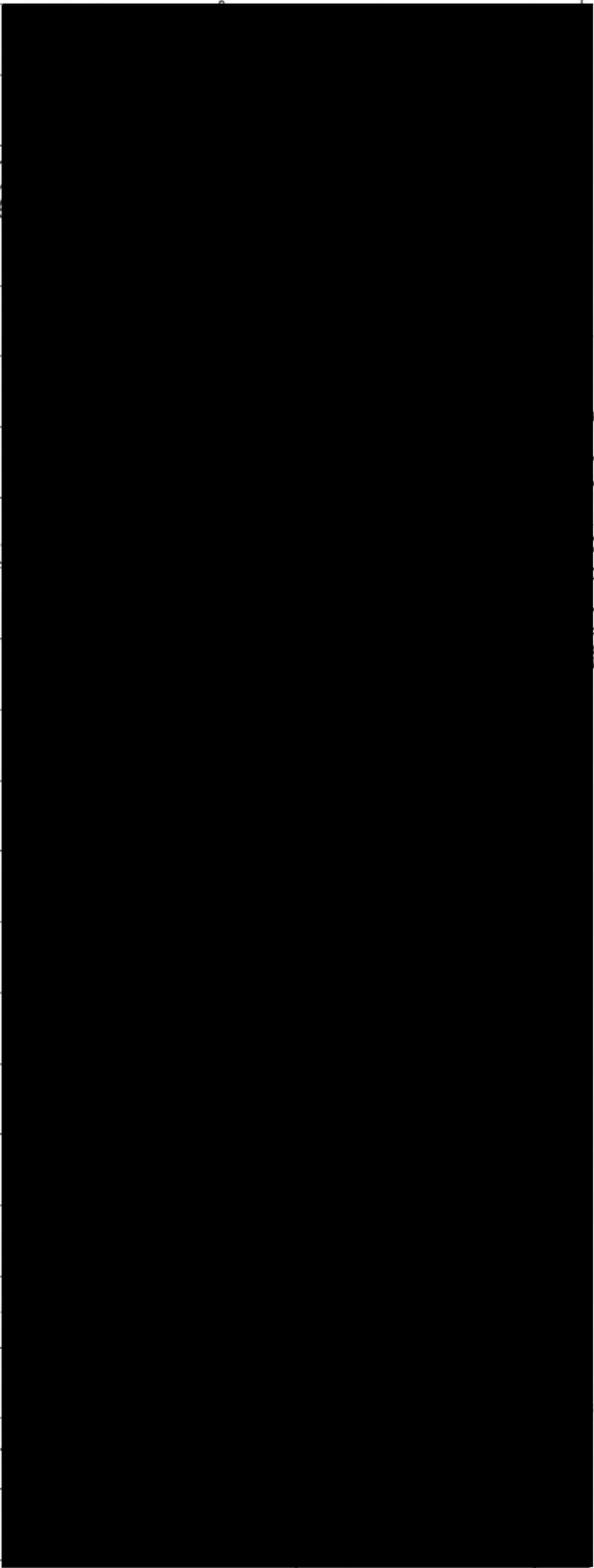
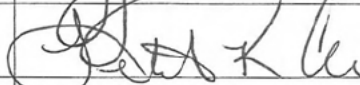
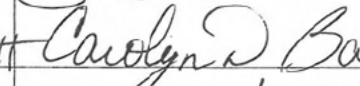
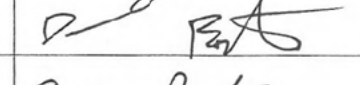
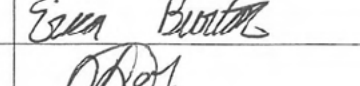
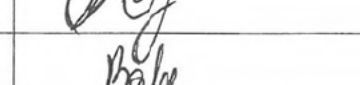

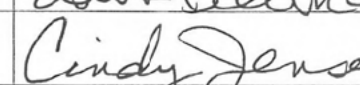
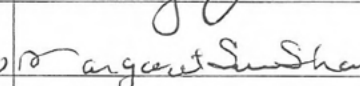
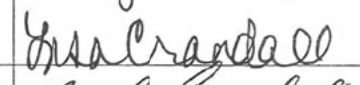
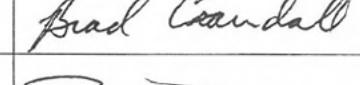
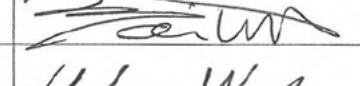
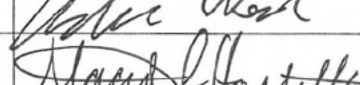
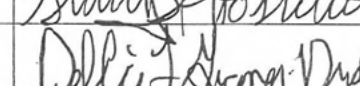
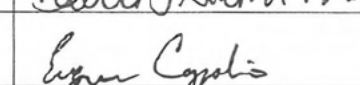
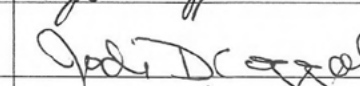
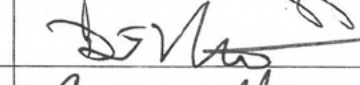
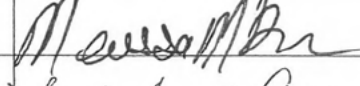
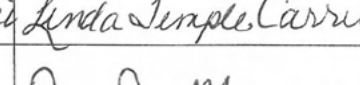
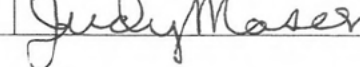


Metzler Ranch Petition in Opposition to Rezoning

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For these reasons, and others that have been expressed in the three previous "neighborhood meetings," the below signatories certify that they are in opposition to the rezoning and development of this location as an inpatient residential mental health care facility.

Name	Signature	Address
Jeremy Hostetter		
David Harvey		
Brenda Harvey		
Heidi Kugelmeier		
Betha S. Barnes		
Walter Schmitt		
GARY TAROLLI		
Christine Herschberger		
Olen Herschberger		

Metzler Ranch Petition in Opposition to Rezoning

Name	Signature	Address
Johnny Arens		
Letitia Arens		
Carolyn D. Bartlett		
Drew Burton		
Erica Burton		
Daryna Skliarova		
Misha Vavryshchuk		
Gillian Blawie		
Cindy Jensen		
Margaret Sinschay		
Lisa Crandall		
Brad Crandall		
Monika Wesorick		
Adam Wesorick		
Stacy Hostetter		
Debbie Gramer-Dubley		
EUGENE COZZOLINO		
Jodi Cozzolino		
David Natalizia		
Melissa Burke		
Linda Temple Carruci		
Judy MASON		

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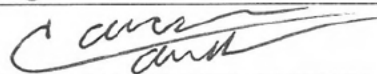
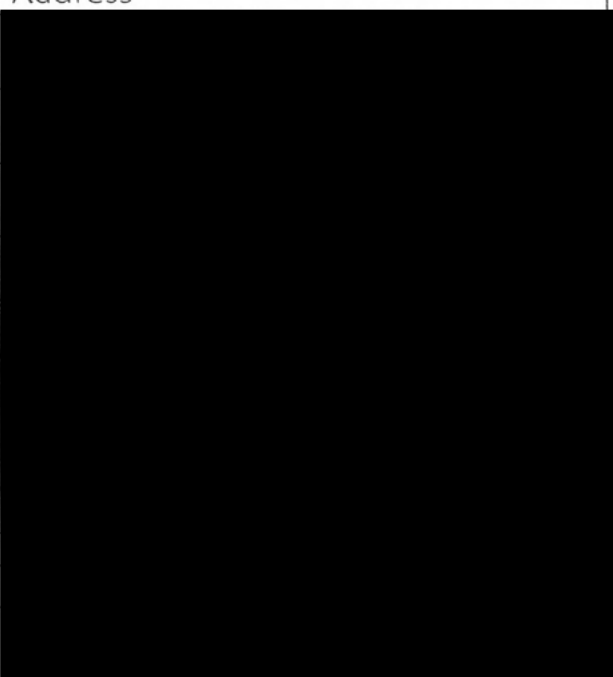
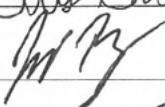

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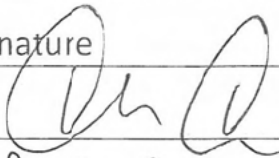


Metzler Ranch Petition in Opposition to Rezoning

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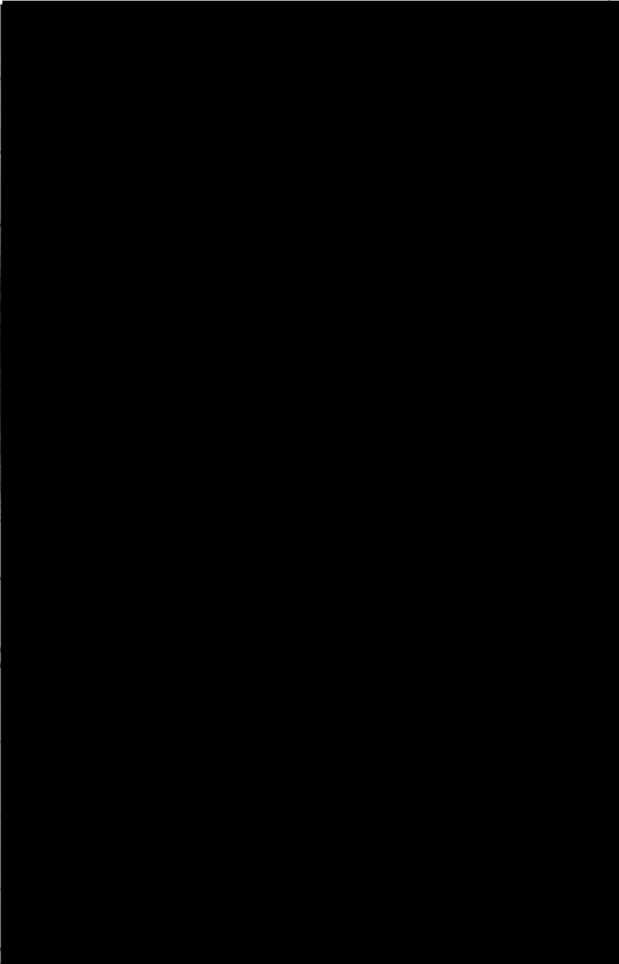
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Virginia Brennan	Virginia Brennan	
James P. Buchold	James P. Buchold	
Bonnie J. Buchold	Bonnie J. Buchold	
Trish Smith	Trish Smith	
JAMES DUNEL		
Josh Terriere		
REED BENSON	Reed Benson	
Mary Carpenter	Mary Carpenter	

Metzler Ranch Petition in Opposition to Rezoning

Name	Signature	Address
Chick Crane		
Stephanie Andrus	Stephanie Andrus	
Nick Clark	Nick Clark	
Ryan Spinoso	Ryan Spinoso	
Vicki Gates	Vicki Gates	
Rita Mansur	Rita Mansur	
Brett Musil		
Carmen Rayas	Carmen Rayas	
Manver	M. M. B	
Colleen Disher	Colleen Disher	
Cynthia Ramirez	Cynthia Ramirez	
Renée Goertz	Renée Goertz	
MARK Musil		
Gabrielle Musil	Gabrielle Musil	
Gina Hauser	Gina Hauser	
GREG HAUSER	GREG HAUSER	
MICHAEL BARTLETT	Michael Bartlett	
Michael Hutchins	Michael Hutchins	
Deborah Trujillo	Deborah Trujillo	
Gina Woodward	Gina Woodward	
Beau Woodward	Beau Woodward	
Jordan Dudley	Jordan Dudley	

Metzler Ranch Petition in Opposition to Rezoning

Name	Signature	Address
Claude Moody	Claude Moody	
Preston Shepherd	Preston Shepherd	
Sandra D. Shepherd	Sandra D. Shepherd	
Denise Davis	Denise Davis	
Ken Bisson	Ken Bisson	
Sue B. Goodrich	Sue B. Goodrich	
Emerson Negley	Emerson Negley	
Marissa Negley	Marissa Negley	
Patricia A. Stevens	Patricia A. Stevens	
Catherine Oakley	Catherine Oakley	
Paul Oakley	Paul Oakley	
Nick Falconer	Nick Falconer	
Andre Johnson	Andre Johnson	

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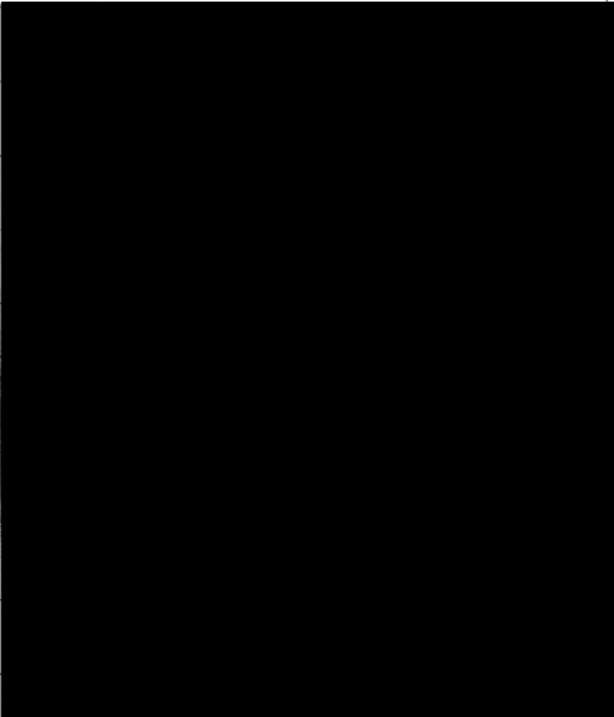
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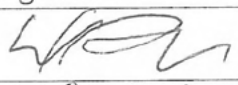
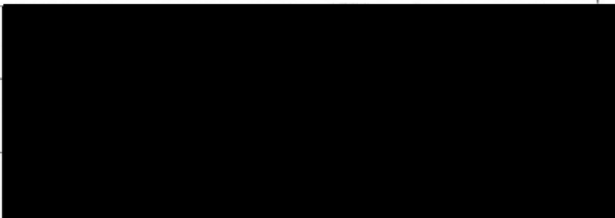
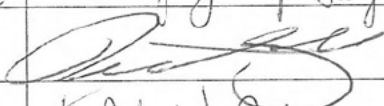
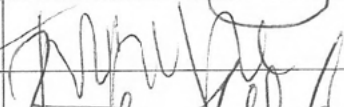
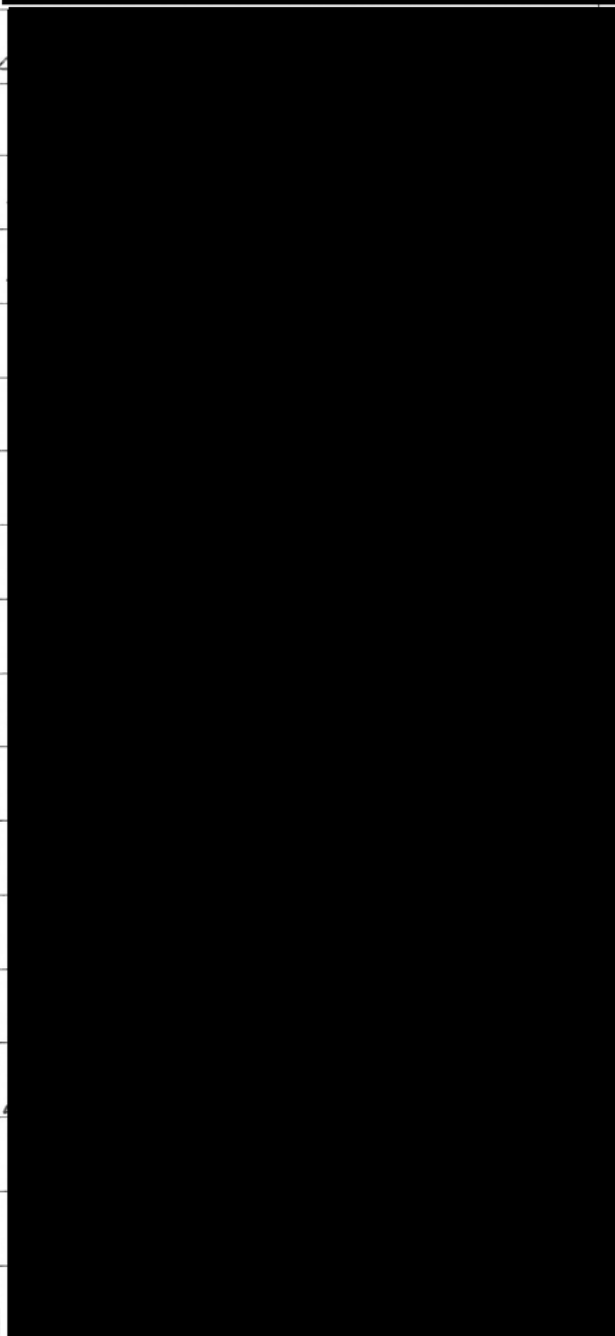
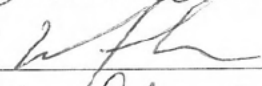
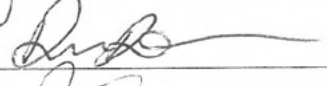
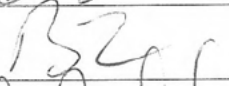
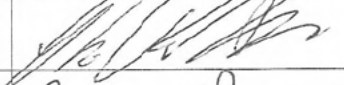
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MARK LOWISZ	M. Lowisz	
Ural Fern Koehn	Ural Fern Koehn	
Andrew Morris	Andrew Morris	
JOYCE S. MORRIS	Joyce S. Morris	
Karen S. Stucky	Karen S. Stucky	
David D. Nern	DAVID D. NERN	
Liza Nern	Liza Nern	
Eileen Gualbert	Eileen Gualbert	
SEAN DUGAN	Sean Dugan	

Metzler Ranch Petition in Opposition to Rezoning

Name	Signature	Address
Landon Pasley		
Abigail Pasley	Abigail Pasley	
DUSTY KING		
TESS KING		
Timothy Weber	Timothy Weber	
DENNIS PEARSON	Dennis Pearson	
James Pardukooper	James Pardukooper	
Pardukooper Pat	Pardukooper Pat	
Jacque Perez	Jacque Perez	
Pete Perez	Pete Perez	
Patricia Fowler	Patricia Fowler	
William Fowler		
Joe Garber	Joe Garber	
Brian Garber		
Brian Nondan		
Chanielle Nondan	Chanielle Nondan	
DAVID PUTNAM	David Putnam	
Pam Putnam	Pam Putnam	
Sandra A. Johnson	Sandra A. Johnson	
Rick Podorski		
LINDA K. Podorski	Linda K. Podorski	

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[illegible]

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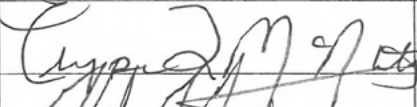

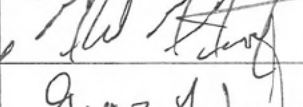
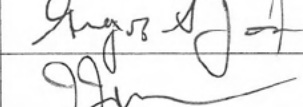
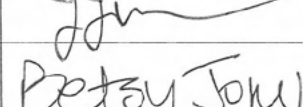
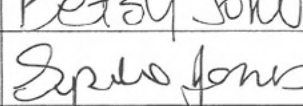
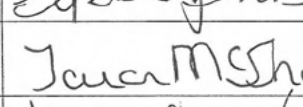
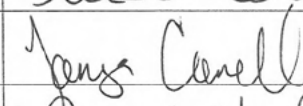
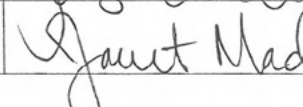

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Elyse McNulty		
Michael McNulty		
GREG JONES		
John Jones		
Betsy Jones		
SPIKE JONES		
Tara McGraw		
Tanya Cusella		
Janet Madrid		

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Name	Signature	Address
Eva Pollack	Eva Pollack	
Walt Pantalone	Walt Pantalone	
Elizabeth Willoughby	Elizabeth Willoughby	
Robert Keime	Robert Keime	
Rush Wilt	Rush Wilt	
Jan Johnson	Jan Johnson	

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Julie Ware	Julie Ware	
Daphne Kiefer	Daphne Kiefer	
MICHAEL KIEFER	Michael Kiefer	
Julie Rodvold	Julie Rodvold	
Kelley Mckenahan	Kelley Mckenahan	
Elliot Alderson	Elliot Alderson	
Chebea Sosnowski	Cheryl Sosnowski	
John Dace Jr.	John Dace Jr.	
MADOLINE ARROYO	Madeline Arroyo	

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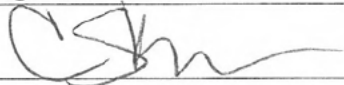

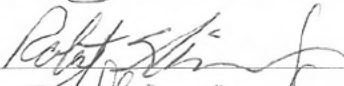
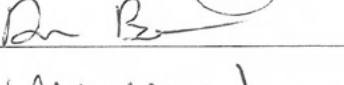
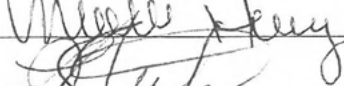
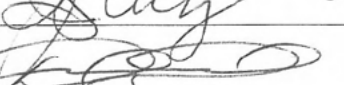

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Christina Skinner		
Robert Skinner		
Allison Thans		
Dustin Berkowitz		
Michelle Herring		
LAURA STULTZ		
David Iglicki		
Lorena Flores		
Yolanda Flores		

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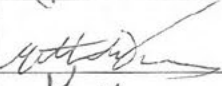
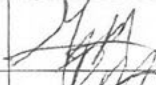

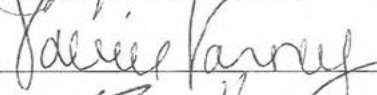
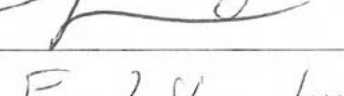


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Matthew McKenney		
Greg Moss		
John Moss		
Valerie Varney		
Aaron Hoy		
Toulee Hoy		
Earl Lambert		
Deanna Schmitt		



Town of Castle Rock

Agenda Memorandum

Agenda Date: 8/8/2024

Item #: File #: PC 2024-016

To: Members of the Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Proposed Annexation and Zoning as Public Land -1 (PL1) of Town-Owned Parcels known as Four Corners Annexation, South Ridge Road No. 1 Annexation, South Ridge Road No. 2 Annexation and Gilbert Street/Plum Creek Parkway Annexation

Executive Summary

The Town of Castle Rock, as property owner and applicant, has submitted four petitions to annex several parcels located in Douglas County, known as Four Corners Annexation, South Ridge Road No. 1 Annexation, South Ridge Road No. 2 Annexation and Gilbert Street/Plum Creek Parkway Annexation (Attachment B). The parcels are currently used as right-of-way (ROW), or are for future ROW projects at intersection of Ridge Road/Founders Parkway and State Highway 86, on Ridge Road and at the intersection of Gilbert Street/Lake Gulch and Plum Creek Parkway (Attachment A).

There are numerous Town-owned parcels that are currently outside of the Town boundaries. The majority of these parcels are small; less than one acre in size. The Town is in the process of annexing the qualified parcels. The purpose of annexing Town-owned property is to allow for consistent application of the Town's zoning regulations and other Municipal Code provisions, as well as law enforcement and code compliance. Previous such annexations have included the Gateway Mesa Annexation and Crowfoot Valley Road Annexation.

The purpose of this staff report is to describe the annexation process, establish how the four proposed annexations meet the Town of Castle Rock objectives and criteria, outline the proposed zoning as Public Land - 1 (Attachment C), and to seek Planning Commission's recommendation to Town Council.

Attachments

- Attachment A: Vicinity Maps
- Attachment B: Annexation Petitions and Annexation Maps
- Attachment C: Public Land - 1
- Attachment D: Neighborhood Meeting #1 Summary



Meeting Date: August 8, 2024

AGENDA MEMORANDUM

To: Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Proposed Annexation and Zoning as Public Land -1 (PL1) of Town-Owned Parcels known as Four Corners Annexation, South Ridge Road No. 1 Annexation, South Ridge Road No. 2 Annexation and Gilbert Street/Plum Creek Parkway Annexation**

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Discussion

Process of Annexation

Annexation is a three-step process. In the first two steps, Substantial Compliance and Eligibility, Town Council determines whether an annexation request meets the statutory requirements for annexation, as established in the Colorado Revised Statutes, specifically the Municipal Annexation Act of 1965 (Act). On April 16, 2024, Town Council found the Petitions to be in Substantial Compliance with the applicable requirements of the Colorado Municipal Annexation Act of 1965 and voted 7-0 to schedule the Eligibility hearing for Tuesday, June 4,

2024. At the Eligibility hearing, Town Council voted 7-0 to approve the Eligibility resolution, finding that the parcels met the State requirement to be eligible for annexation.

The third step in the process involves Annexation hearings before the Planning Commission and Town Council. At the annexation hearings, Planning Commission and Town Council will consider whether the annexation requests comply with the Town's guiding documents and the Municipal Code, and if the property should be annexed into the Town.

The Properties and Surrounding Uses

The Four Corners Annexation consists of eight parcels, grouped as three annexations parcels based on continuity, located north and west of the intersection of State Highway 86 and Founders Parkway/Ridge Road (Figure 1 and Attachment A). The parcels total 1.37 acres and abut right-of-way (ROW) within the Town of Castle Rock. The parcels north and west of the intersection are zoned Estate Residential, and to the south and west are zoned Rural Residential. The parcels are undeveloped. The parcels are adjacent to Douglas County Estate Residential to the north, west and south, zoned to allow one single-family unit per 2.5 to 4.9 acres. To the east, the properties are adjacent to the Town, specifically, to the Mall and Office Portion of the Villages at Castle Rock Infill PD, which is zoned to allow integrated business uses, such as retail, restaurant and office. The parcels on the south side of Highway 83, are adjacent to Douglas County Rural Residential zoning, which allows one single-family dwelling per 5 acres to 9.9 acres.

The South Ridge Road No. 1 Annexation consists of one parcel located approximately 225 feet south of the South Ridge Road and Enderud Boulevard roundabout, on the east side of South Ridge Road (Figure 2 and Attachment A). The

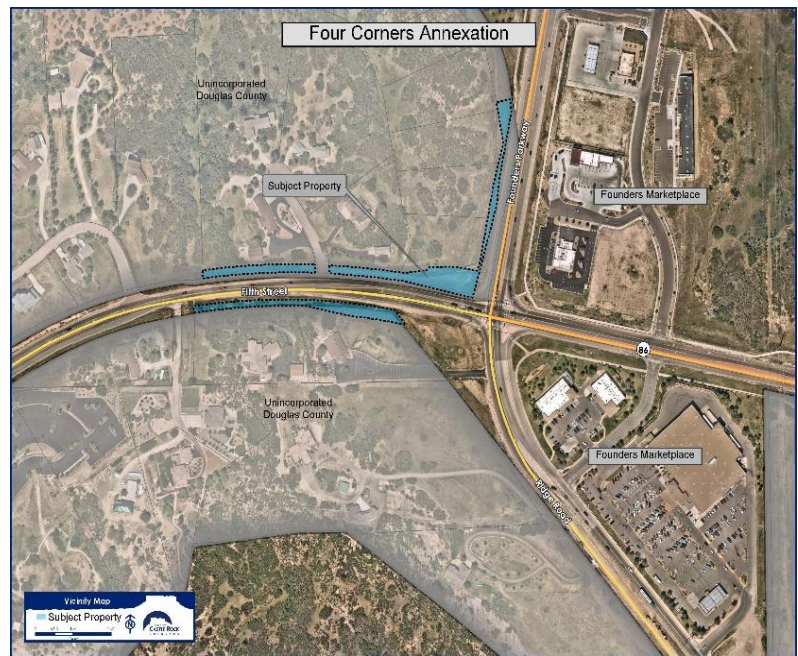


Figure 1: Four Corners Annexation Vicinity Map

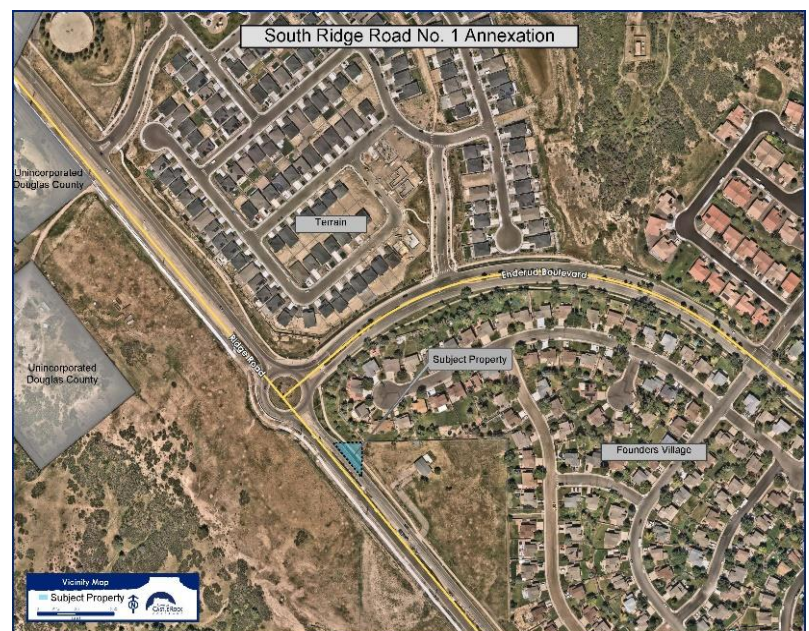


Figure 2: South Ridge Road No. 1 Annexation Vicinity Map

parcel is 0.12 acres and abuts the Town of Castle Rock Ridge Road ROW. The parcel is undeveloped, except for curb, gutter and sidewalk and is zoned A1 in unincorporated Douglas County. The parcel abuts single-family detached development within the Founders Village PD to north. To the east, is the Mt. Zion PD, where the existing use is single-family detached, and permitted uses include church and associated uses, daycare, parochial school and a rectory. To the west it is adjacent to the Memmen Young portion of The Villages at Castle Rock Infill PD, zoned to allow single-family and multi-family residential.

The South Ridge Road No. 2 Annexation consists of one parcel located approximately 220 feet north of the South Ridge Road and East Plum Creek Parkway roundabout, on the east side of South Ridge Road (Figure 3 and Attachment A). The parcel is 0.022 acres and abuts Town of Castle Rock Ridge Road ROW. The parcel is undeveloped and is zoned Rural Residential. The land to the east and west of the parcel is zoned Rural Residential in Douglas County. To the north the parcel is adjacent to an open space tract within Founders Village Amended PD, owned by the Founders Villages Master Association HOA.



Figure 3: South Ridge Road No. 2 Annexation Vicinity Map

The Gilbert Street/Plum Creek Parkway Annexation consists of one parcel located at the intersection of Gilbert Street/South Lake Gulch Road and Plum Creek Parkway (Figure 4 and Attachment A). The parcel is 0.48 acres and is within the Town of Castle Rock ROW. A roundabout is located within this parcel, which is zoned RR in unincorporated Douglas County, but is abuts the Town of Castle Rock boundaries to the east and west. The properties to the southeast and northeast are within the Young American PD and zoned Commercial. To the northwest and southwest is the Stanbro PD, zoned for Neighborhood Commercial uses, such as personal services, retail, office and restaurants.



Figure 4: Gilbert Street/Plum Creek Parkway Annexation Vicinity Map

Annexation and Zoning Proposal

Each of the four proposed annexations consist of parcels owned by the Town of Castle Rock and are located within, or adjacent, to Town right-of-way. In addition, the peripheral boundaries of each proposed annexation is at least 1/6th contiguous with the Town's municipal boundary, as demonstrated in the table below.

	Total Perimeter	1/6 Total Perimeter	Contiguous Perimeter	Percent Contiguity
Four Corners Annexation				
Parcel 1	1,456.76 ft.	242.79 ft.	729.74 ft.	50%
Parcel 2	803.99 ft.	134.00	376.86 ft.	46.87%
Parcel 3	2,233.61 ft.	372.27 ft.	488.07 ft.	21.85%
S. Ridge Road No. 1 Annexation	343.35 ft.	57.22 ft.	109.90 ft.	32.01%
S. Ridge Road No. 2 Annexation	226.25 ft.	37.71 ft.	109.17 ft.	48.25%
Gilbert St./Plum Creek Parkway Annexation	732.90 ft.	122.15 ft.	349.44 ft.	47.88%

The various zonings on the parcels include Estate Residential, Rural Residential, and Agriculture 1. Upon annexation, all of the properties will be zoned Public Land-1, which is a straight zoned district established under Chapter 17.30 of the Municipal Code, that allows public right-of-way as a use by right (Attachment C).

Annexation and Zoning Analysis

Staff has completed an analysis of the proposed annexations and proposed PL-1 zoning. The remainder of this report focuses on how the annexations and zoning proposal complies with the State of Colorado statutory requirements, the goals and principles of the Town's 2030 Vision and Comprehensive Master Plan, and the criterion in the Town's Municipal Code.

Colorado Revised Statutes – Municipal Annexation Act of 1965 (the Act)

The Town has complied with the process prescribed by the Municipal Annexation Act of 1965. In a public hearing held on April 16, 2024, Town Council found each of the proposed annexation petitions to be in substantial compliance with the prescribed form and content required by the Act, and set the date of the Eligibility hearing for each proposal for June 4, 2024.

After proper public noticing, Town Council held the Eligibility hearing as scheduled, reviewed the statutory statements (referred to as "allegations" in the statute) in the four annexation petitions, and found that the allegations are accurate, supportable and that the properties are eligible for annexation under the Act.

The third phase of the process is the Annexation hearing, the purpose of which is to determine whether the properties should be annexed to the Town. Section 20.02.040 of the Municipal Code states that Town Council shall consider the policies, guidelines and criteria in the Town [Comprehensive] Master Plan, as amended, along with any other relevant information in determining whether it is in the best interests of the Town to grant or deny the petitions for

annexation. The following section identifies the applicable principles of the Comprehensive Master Plan and summarizes how the proposed Four Corners Annexation, South Ridge Road Annexation No. 1, South Ridge Road Annexation No. 2 and Gilbert Street/Plum Creek Parkway Annexation each achieve those principles.

2030 Vision and Comprehensive Master Plan

The principles set forth in the Town's Comprehensive Master Plan are based on four cornerstones identified through a Town-wide visioning effort as the characteristics most important to the community. The following is an analysis of the specific annexation principles found in the Responsible Growth section of the Comprehensive Master Plan and whether each annexation complies.

- *RG-2.1a: Is a logical extension or infill of the Town boundaries*

Each of the four proposed annexations comply with this principle. As noted previously in this report, the parcels are within or abut Town owned right-of-way, and are adjacent to the Town boundaries, exceeding the minimum 1/6 contiguity requirement of the Act.

- *RG-2.1b: Has demonstrated a significant benefit to the Town.*

Annexing and zoning these parcels within the Town will provide for application of consistent zoning standards, allow for enforcement of Town Code, eliminate conflicts between Town and County law enforcement and emergency services, and will reduce jurisdictional redundancy.

- *2.1c: Will be provided with adequate urban services.*

The Town owns and currently maintains the parcels as part of the public right-of-way and provides the necessary urban services.

- *2.1d: Is fiscally responsible.*

Annexation of the parcels will not create new financial obligations for the Town. The Town already maintains the properties and any related infrastructure.

- *2.1e: Conveys to the Town all water right appurtenant to the ground at the time of annexation.*

Conveyance of ownership, and any relevant water rights associated with the properties, have already been conveyed to the Town.

- *2.1f: Secures renewable water to 100 percent of the expected development on the annexed area.*

This principle is not applicable, as no development requiring water resources exists on the property and none is proposed with the annexation and zoning.

Zoning: Public Land District – (PL-1)

The current right-of-way use on the properties is not proposed to change. The PL-1 straight zoned district, established in the Town Municipal Code, is a zone district that is applied to public lands with active uses (Attachment D). Public right-of-way is specifically called out as a permitted use. This is the most appropriate zoning classification for these parcels upon annexation.

Public Notification and Outreach

Public Hearing Notice

The notice of public hearing for the proposed annexations and zoning was published in the Douglas County News Press on July 18, 2024, in compliance with the Colorado Revised Statutes. In addition, public hearing notice signs were posted on the properties on July 23, 2024, and monitored throughout the public noticing period. A written notice of the public hearing was sent to property owners and Homeowner Associations (HOA) within 500 feet of the properties, at least 15 days prior to the date of the Planning Commission public hearing. Town staff published notice of the Planning Commission public hearing on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

Neighborhood Meetings

The Town held one neighborhood meeting on February 28, 2024. The meeting was held in a hybrid format. Three residents attended in-person, and no one attended the meeting virtually. All four proposed annexations were discussed. There were no objections raised. See Attachment D. The second and third neighborhood meetings were waived by the Town Manager.

External Referrals

External referrals were sent to local service providers and Douglas County agencies, as well as adjacent HOAs. Of the responding agencies, no substantive comments were received. Xcel Energy noted that any development encroaching into Xcel easements or right-of-way would require approval of Xcel.

There are no unresolved external referral comments.

Budget Impact

Annexation and zoning of the properties within the Town will not add new budget impacts.

Findings

All staff review comments and external referral comments have been addressed. The proposed annexation and zoning of the Four Corners, South Ridge Road No. 1 and No. 2, and Gilbert Street/Plum Creek Parkway Town-owned parcels:

- Comply with the requirements of the Colorado Revised Statutes, Municipal Annexation Act of 1965, and
- Advances the principles of the Town Vision and the Comprehensive Master Plan for Responsible Growth and Annexation.

Recommendation

Based on the analyses and findings discussed in this staff report, staff recommends that Planning Commission recommend to Town Council approval of the annexation of Four Corners Annexation, South Ridge Road No. 1 Annexation, South Ridge Road No. 2 Annexation and Gilbert Street/Plum Creek Parkway Annexation and zoning the properties as Public Land – 1, as proposed.

Proposed Motions

Planning Commission is being asked to vote on the annexation and zoning recommendations separately. The four proposed annexations are combined in a singular motion. The proposed motions are as follows:

Annexation

Option 1: Approval

“I move to recommend to Town Council approval of the Four Corners Annexation, South Ridge Road No. 1 Annexation, South Ridge Road No. 2 Annexation and Gilbert Street/Plum Creek Parkway Annexation, as proposed.”

Option 2: Approval with Conditions

“I move to recommend to Town Council approval of the Four Corners Annexation, South Ridge Road No. 1 Annexation, South Ridge Road No. 2 Annexation and Gilbert Street/Plum Creek Parkway Annexation, with the following conditions:” [list conditions]

Option 3: Continue item to next hearing (need more information to make decision)

“I move to continue this item to the Planning Commission meeting on [date], at [time].”

Zoning

Option 1: Approval

“I move to recommend to Town Council, approval of the Public Land-1 zone district for Four Corners Annexation, South Ridge Road No. 1 Annexation, South Ridge Road No. 2 Annexation and Gilbert Street/Plum Creek Parkway Annexation.”

Option 2: Approval with Conditions

"I move to recommend to Town Council, approval of the Public Land-1 zone district for Four Corners Annexation, South Ridge Road No. 1 Annexation, South Ridge Road No. 2 Annexation and Gilbert Street/Plum Creek Parkway Annexation, with the following conditions:" [list conditions]

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Planning Commission meeting on [date], at [time]."

Attachments

Attachment A: Vicinity Maps

Attachment B: Annexation Petitions and Annexation Maps

Attachment C: Public Land – 1

Attachment D: Neighborhood Meeting #1 Summary

Four Corners Annexation



Founders Marketplace

Founders Marketplace

Ridge Road

86

Fifth Street

Subject Property

Unincorporated
Douglas County

Unincorporated
Douglas County

South Ridge Road No. 1 Annexation



Terrain

Enderud Boulevard

Subject Property

Founders Village

Ridge Road

Unincorporated
Douglas County

Unincorporated
Douglas County

South Ridge Road No. 2 Annexation

Founders Village

Subject Property

Unincorporated Douglas County

Unincorporated Douglas County

Unincorporated Douglas County

Ridge Road

Vicinity Map

Subject Property

0 62.5 125 250 Feet

Town of CASTLE ROCK COLORADO

Gilbert Street/Plum Creek Parkway Annexation

Baldwin Park Estates

Oak Crest Condominiums

Unincorporated Douglas County

Subject Property

E Plum Creek Parkway

S Lake Gulch Road

S Gilbert Street

Vicinity Map

Subject Property

0 62.5 125 250 Feet

Town of CASTLE ROCK COLORADO

PETITION FOR ANNEXATION TO THE TOWN OF CASTLE ROCK, COLORADO

The undersigned, being a “Landowner” as defined in Section 31-12-103(6), C.R.S., hereby petitions the Town of Castle Rock (the “Town”) for annexation of the following described property located in the County of Douglas, State of Colorado, and further state:

1. The legal description of the land which Landowner requests to be annexed to the municipality is attached hereto as *Exhibit A* (the “Property”)
2. It is desirable and necessary that the above-described Property be annexed to the Town.
3. The requirements of Article II, Section 30 of the Colorado Constitution have been met.
4. The following requirements of Section 31-12-104, C.R.S., exist or have been met:
 - a. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town.
 - b. A community of interest exists between the Property and the Town. The Property is urban or will be urbanized in the near future. Further, the Property is integrated with the Town.
5. None of the limitations provided in Section 31-12-105, C.R.S., are applicable and the requirements of that statute have been met because of the following:
 - a. The annexation of the Property will not result in the Property being divided into separate parts or parcels under identical ownership.
 - b. No land area within the Property held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising 20 acres or more, which together with the buildings and improvements situated thereon, has an assessed value in excess of \$200,000 for an ad valorem tax purpose for the year preceding the annexation is included within the Property proposed to be annexed, without the written consent of the landowner or landowners thereof.
 - c. No annexation proceedings have been commenced for annexation of any part of the Property by any other municipality.
 - d. The entire width of all streets or alleys within the area to be annexed are included in the annexation.
 - e. The annexation of the Property will not result in the detachment of any area from any school district or the attachment of same to another school district.

- f. Annexation by the Town of the Property will not have the effect of, and will not result in, the denial of reasonable access to landowners, owners of an easement, or owners of a franchise adjoining a platted street or alley in the unincorporated area adjacent to the Property.
 - g. The annexation of the Property will not have the effect of extending a boundary of the Town more than three miles in any direction from any point of the Town boundary in the past 12 months.
6. The Property is solely owned by the Town, as the annexing municipality.
7. The Town, as landowner, requests that the Town Council approve the annexation of the property.
8. This Petition is accompanied by four (4) copies of an annexation boundary map in the form required by Section 31-12-101(1)(d), C.R.S., which map is attached as **Exhibit B**.
9. This instrument may be executed in one or more counterparts, all of which taken together shall constitute the ~~same~~ ^{DS} ~~entire~~ ^{CAST} document.

ATTEST:

- DocuSigned by:

Lisa Anderson
Lisa Anderson, Town Clerk



TOWN OF CASTLE ROCK, as Landowner

- DocuSigned by:

David L. Corliss
David L. Corliss, Town Manager

Approved as to form:

- DocuSigned by:

Mike Hyman
Michael J. Hyman, Town Attorney

[illegible]

____ The foregoing instrument was subscribed and sworn before me this 25 day of March, 2024, by David L. Corliss as Town Manager and Lisa Anderson as Town Clerk for the Town of Castle Rock, Colorado.

Witness my official hand and seal.

My commission expires: 9/30/2024____. DAN#20084033388-885753

SHANNON EKLUND
NOTARY PUBLIC
STATE OF COLORADO
Notary ID: 20084033388
commission expires 9/30/2024

- DocuSigned by:

Notary Public

EXHIBIT A
The Property

- | | |
|-----------------------|--|
| 1) State Parcel No.: | 2505-014-01-021 |
| Location Description: | PT OF LOT E CASTLE CREST AMENDED .217 AM/L |
| 2) State Parcel No.: | 2505-014-99-010 |
| Location Description: | TRACT A CASTLE CREST 4TH AMD 0.17 AM/L |
| 3) State Parcel No.: | 2507-063-99-024 |
| Location Description: | PART LOT 40-A CASTLE CREST 4TH AMD 0.044 AM/L
(ROW PROJECT AQC M185-013 PARC RW-10) |
| 4) State Parcel No.: | 2507-063-99-025 |
| Location Description: | PART LOT 41 & 42 CASTLE CREST SUB 0.074 AM/L
(ROW PROJECT AQC M185-013 PARC RW-19 & RW-23) |
| 5) State Parcel No.: | 2507-063-99-026 |
| Location Description: | ROW PARCEL IN SW1/4 6-8-66 LYING E OF CASTLE
CREST SUB 0.105 AM/L (ROW PROJECT AQC M185-
013 PARC RW-10) |
| 6) State Parcel No.: | 2505-014-00-012 |
| Location Description: | TRACT IN SE1/4 1-8-67 0.1525 AM/L |
| 7) State Parcel No.: | 2505-014-00-013 |
| Location Description: | TRACT IN SE1/4SE1/4SE1/4 1-8-67 0.2662AM/L |
| 8) State Parcel No.: | 2507-060-09-001 |
| Location Description: | PT LOT 40 CASTLE CREST SUB 0.331 AM/L |

EXHIBIT B
Annexation Map
(attached)

FOUR CORNERS ANNEXATION MAP

EIGHT METES AND BOUND PARCELS OF LAND
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, T 8 S, R 66 W
AND THE SOUTHEAST QUARTER OF SECTION 1, T 8 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION FOR FOUR CORNERS ANNEXATION MAP

EIGHT RIGHT OF WAY PARCELS OF LAND BEING DESCRIBED IN THE FOLLOWING SIX RECEPTION NO. 8926107, 8926108, 9226005, 9532041, 2013014673 AND 2022070872, ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, T 8 S, R 66 W AND THE SOUTHEAST QUARTER OF SECTION 6, T 8 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 3.25" ALUMINUM CAP STAMPED TST LS 12406 1985 AND AT THE EAST QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED W.C. 5FT LPI PLS 23521 2009. SAID LINE IS ASSUMED TO BEAR N 01°18'40" W.

CONTIGUITY PARCEL 1

COMMENCING AT SAID SOUTHEAST CORNER OF SECTION 1, THENCE N 44°18'26" W, A DISTANCE OF 237.27 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 8926107, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 8926107 AND SAID RECEPTION NO. 8926108 THE FOLLOWING SEVEN (7) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 2185.00 FEET, A CENTRAL ANGLE OF 04°57'47", AN ARC LENGTH OF 189.27 FEET, WHOSE CHORD BEARS N 82°49'56" W, A DISTANCE OF 189.21 FEET;
- 2) N 79°20'14" W, A DISTANCE OF 146.07 FEET;
- 3) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 2205.00 FEET, A CENTRAL ANGLE OF 09°39'01", AN ARC LENGTH OF 371.39 FEET, WHOSE CHORD BEARS S 86°07'08" W, A DISTANCE OF 370.95 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 8926108;
- 4) N 14°32'33" W, A DISTANCE OF 20.30 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 8926108;
- 5) N 81°54'57" E, A DISTANCE OF 15.80 FEET;
- 6) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2242.00 FEET, A CENTRAL ANGLE OF 16°41'36", AN ARC LENGTH OF 653.22 FEET, WHOSE CHORD BEARS S 89°51'19" E, A DISTANCE OF 650.91 FEET;
- 7) S 41°06'15" E, A DISTANCE OF 60.72 FEET TO THE POINT OF BEGINNING.

CONTIGUITY PARCEL 1 CONTAINS 18,260 SQUARE FEET OR 0.42 ACRES MORE OR LESS.

CONTIGUITY PARCEL 3

COMMENCING AT SAID SOUTHEAST CORNER OF SECTION 1, THENCE N 12°02'11" E, A DISTANCE OF 263.43 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 9532041, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 9532041, RECEPTION NO. 2013014673 AND RECEPTION NO. 2022070872 THE FOLLOWING TWENTY SIX (26) COURSES:

- 1) N 78°12'25" W, A DISTANCE OF 113.27 FEET;
- 2) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2332.09 FEET, A CENTRAL ANGLE OF 09°12'29", AN ARC LENGTH OF 374.80 FEET, WHOSE CHORD BEARS N 82°48'40" W, A DISTANCE OF 374.39 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2013014673;
- 3) ALONG A COMPOUND CURVE TO THE LEFT WITH A RADIUS OF 208.51 FEET, A CENTRAL ANGLE OF 06°53'25", AN ARC LENGTH OF 25.07 FEET, WHOSE CHORD BEARS N 01°19'40" W, A DISTANCE OF 25.06 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2013014673;
- 4) ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 2357.00 FEET, A CENTRAL ANGLE OF 05°52'41", AN ARC LENGTH OF 241.81 FEET, WHOSE CHORD BEARS S 84°31'05" E, A DISTANCE OF 241.70 FEET;
- 5) ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 69.00 FEET, A CENTRAL ANGLE OF 13°20'31", AN ARC LENGTH OF 16.07 FEET, WHOSE CHORD BEARS S 88°15'01" E, A DISTANCE OF 16.03 FEET;
- 6) N 85°04'45" E, A DISTANCE OF 63.84 FEET;
- 7) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 94.00 FEET, A CENTRAL ANGLE OF 12°09'55", AN ARC LENGTH OF 19.96 FEET, WHOSE CHORD BEARS N 36°13'24" E, A DISTANCE OF 19.92 FEET TO THE MOST NORTHWEST CORNER OF SAID RECEPTION NO. 9532041;
- 8) N 87°10'50" E, A DISTANCE OF 9.74 FEET;
- 9) N 88°09'06" E, A DISTANCE OF 61.31 FEET;
- 10) S 87°04'24" E, A DISTANCE OF 18.52 FEET;
- 11) S 83°20'56" E, A DISTANCE OF 39.83 FEET;
- 12) S 80°55'08" E, A DISTANCE OF 37.20 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2022070872 (RW 10);
- 13) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 187.00 FEET, A CENTRAL ANGLE OF 12°20'57", AN ARC LENGTH OF 40.30 FEET, WHOSE CHORD BEARS N 16°32'31" E, A DISTANCE OF 40.23 FEET;
- 14) N 10°22'35" E, A DISTANCE OF 126.41 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2022070872 (RW 10);
- 15) N 10°22'35" E, A DISTANCE OF 125.25 FEET;
- 16) N 14°36'24" E, A DISTANCE OF 50.48 FEET;
- 17) N 14°36'24" E, A DISTANCE OF 54.35 FEET;
- 18) N 06°01'17" E, A DISTANCE OF 12.89 FEET;
- 19) N 10°41'03" W, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2022070872 (RW 22);
- 20) N 78°48'00" E, A DISTANCE OF 46.42 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 2022070872 (RW 22);
- 21) S 06°26'01" E, A DISTANCE OF 37.34 FEET;
- 22) S 10°22'19" W, A DISTANCE OF 216.98 FEET;
- 23) S 06°01'17" W, A DISTANCE OF 81.15 FEET;
- 24) S 15°23'59" W, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 2022070872 (RW 10);
- 25) S 15°14'16" W, A DISTANCE OF 169.70 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2022070872 (RW 10);
- 26) S 15°39'57" W, A DISTANCE OF 85.91 FEET TO THE POINT OF BEGINNING.

CONTIGUITY PARCEL 3 CONTAINS 31,744 SQUARE FEET OR 0.73 ACRES MORE OR LESS.

LEGAL DESCRIPTION FOR FOUR CORNERS ANNEXATION MAP

CONTIGUITY PARCEL 2

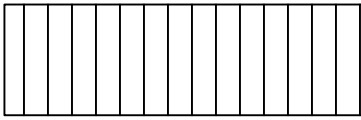
COMMENCING AT SAID SOUTHEAST CORNER OF SECTION 1, THENCE N 69°49'39" W, A DISTANCE OF 898.44 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 9226005, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 9226005 THE FOLLOWING FOUR (4) COURSES:

- 1) N 02°21'52" W, A DISTANCE OF 25.10 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 9226005;
- 2) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2357.00 FEET, A CENTRAL ANGLE OF 09°09'48", AN ARC LENGTH OF 376.95 FEET, WHOSE CHORD BEARS N 87°04'22" E, A DISTANCE OF 376.55 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 9226005;
- 3) ALONG A COMPOUND CURVE TO THE RIGHT WITH A RADIUS OF 168.51 FEET, A CENTRAL ANGLE OF 08°31'31", AN ARC LENGTH OF 25.07 FEET, WHOSE CHORD BEARS S 02°08'22" E, A DISTANCE OF 25.05 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 9226005;
- 4) ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 2332.00 FEET, A CENTRAL ANGLE OF 09°15'33", AN ARC LENGTH OF 376.86 FEET, WHOSE CHORD BEARS S 87°03'54" W, A DISTANCE OF 376.45 FEET TO THE POINT OF BEGINNING.

CONTIGUITY PARCEL 2 CONTAINS 9,429 SQUARE FEET OR 0.22 ACRES MORE OR LESS.

CONTIGUITY ANNEXATION LEGEND

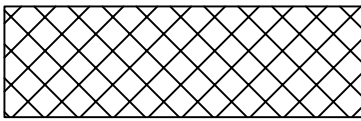


THIS HATCH INDICATES STATE HIGHWAY 86 ANNEXATION PLAT AS RECORDED UNDER RECEPTION NO. 2007080826 DATED OCTOBER 12, 2007.

PARCEL 1 CONTIGUITY LENGTH 669.02 FEET

PARCEL 2 CONTIGUITY LENGTH 376.86 FEET

PARCEL 3 CONTIGUITY LENGTH 488.07 FEET



THIS HATCH INDICATES RIDGE ROAD ANNEXATION NO.2 AS RECORDED UNDER RECEPTION NO. 2004053766 DATED MAY 26, 2004.

PARCEL 1 CONTIGUITY LENGTH 60.72 FEET

CONTIGUITY PARCEL 1

TOTAL PERIMETER	1,456.76 FEET
1/6 TOTAL PERIMETER	242.79 FEET
CONTIGUOUS PERIMETER	729.74 FEET
PERCENT CONTIGUITY	50.00%
TOTAL AREA	0.42 +/- ACRES

CONTIGUITY PARCEL 2

TOTAL PERIMETER	803.99 FEET
1/6 TOTAL PERIMETER	134.00 FEET
CONTIGUOUS PERIMETER	376.86 FEET
PERCENT CONTIGUITY	46.87%
TOTAL AREA	0.22 +/- ACRES

CONTIGUITY PARCEL 3

TOTAL PERIMETER	2,233.61 FEET
1/6 TOTAL PERIMETER	372.27 FEET
CONTIGUOUS PERIMETER	488.07 FEET
PERCENT CONTIGUITY	21.88%
TOTAL AREA	0.73 +/- ACRES

TOWN OF CASTLE ROCK OWNERSHIP

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: _____
MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS ____ DAY OF _____, 2024.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024

BY _____ AS MAYOR AND

BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 2024.

MAYOR

DATE

ATTEST:

TOWN CLERK

DATE

PLANNING COMMISSION RECOMMENDATION

THIS FOUR CORNERS ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 2024.

CHAIR

DATE

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES

DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ANNEXATION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER

OF DOUGLAS COUNTY AT _____, ON THE ____ DAY OF _____, 2024

AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

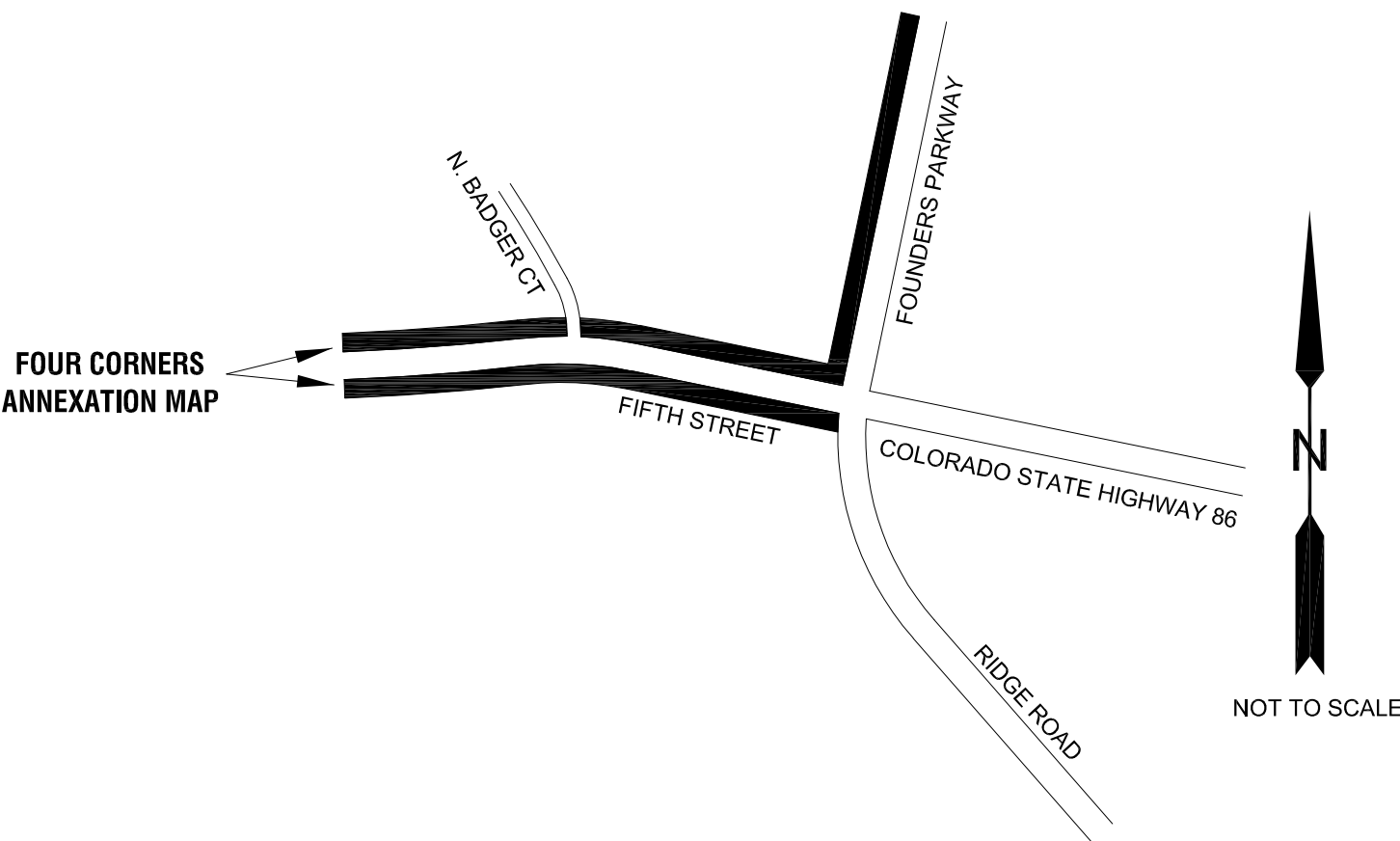
BY:

DEPUTY

CONTACT LIST

OWNER:	TOWN OF CASTLE ROCK 100 WILCOX STREET CASTLE ROCK, CO 80104
SURVEYOR:	TRUE NORTH SURVEYING AND MAPPING, LLC WILLIAM G. BUNTROCK, PLS 9623 MALLARD POND WAY LITTLETON, CO 80125 BILLB@TRUENORTHSURVEY.COM

FOUR CORNERS
ANNEXATION MAP



VICINITY MAP

NOTE

THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORDED INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

GENERAL NOTES

1. NOTICE - ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
4. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
5. EASEMENTS ARE NOT SHOWN.
6. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 3.25" ALUMINUM CAP STAMPED TST LS 12046 AND AT THE EAST QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED W.C. 5 FT PLS 23521 2009 WHICH IS ASSUMED TO BEAR N 01°18'40" W.

SURVEYOR'S CERTIFICATE

I, WILLIAM G. BUNTROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF TRUE NORTH SURVEYING AND MAPPING, LLC, THAT MORE THAN ONE SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION PLAT COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

WILLIAM G. BUNTROCK, PLS 35585

DATE

State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic

HORZ. SCALE:	1" = 50'	PROJECT NO:	TN 23073
VERT. SCALE:	N/A	DATE:	12/02/2023
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

REV	DATE	DESCRIPTION
1	02/27/24	TOWN COMMENTS

SHEET NUMBER
1 OF 2

PROJECT NUMBER IS
ANX24-0001



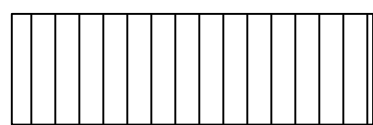
Our Passion Shows | Since 2008
9623 Mallard Pond Way Littleton, Co 80125
Phone: 303-484-8886 Fax: 303-948-1854
www.TRUENORTHSurvey.com

FOUR CORNERS ANNEXATION MAP

EIGHT METES AND BOUND PARCELS OF LAND

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, T 8 S, R 66 W
AND THE SOUTHEAST QUARTER OF SECTION 1, T 8 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

CONTIGUITY ANNEXATION LEGEND

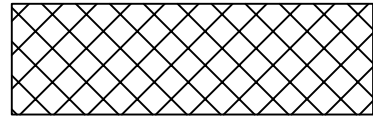


THIS HATCH INDICATES STATE HIGHWAY 86 ANNEXATION PLAT
AS RECORDED UNDER RECEPTION NO. 2007080826
DATED OCTOBER 12, 2007.

PARCEL 1 CONTIGUITY LENGTH 669.02 FEET

PARCEL 2 CONTIGUITY LENGTH 376.86 FEET

PARCEL 3 CONTIGUITY LENGTH 488.07 FEET



THIS HATCH INDICATES RIDGE ROAD ANNEXATION NO.2
AS RECORDED UNDER RECEPTION NO. 2004053766
DATED MAY 26, 2004.

PARCEL 1 CONTIGUITY LENGTH 60.72 FEET

EAST QUARTER CORNER
SECTION 1 T8S R67W
3.25" ALUMINUM CAP
STAMPED W.C. 5FT
LPI PLS 23521 2009

--- BASIS OF BEARINGS ---
EAST LINE SOUTHEAST QUARTER SECTION 1
N 01°18'40" W 2647.63'

REC. NO. 2003165956

LOT 43
CASTLE CREST
REC. NO. 105294

LOT 42
CASTLE CREST
REC. NO. 105294

LOT 41
CASTLE CREST
REC. NO. 105294

LOT H-1
CASTLE CREST 4TH AMENDMENT
REC. NO. 2013014673

TRACT A
CASTLE CREST 4TH AMENDMENT
REC. NO. 2013014673
REC. NO. 2013014681

LOT 40-A
CASTLE CREST 4TH AMENDMENT
REC. NO. 2013014673

REC. NO. 2022070872
(RW 22)

REC. NO. 2022070872
(RW 10)

REC. NO. 9532041

THE VILLAGES AT CASTLE ROCK
VILLAGE CENTER
LUDVIGSEN ANNEXATION TO CASTLE ROCK
REC. NO. 8903130
(INFORMATION ONLY)

SOUTHWEST QUARTER
SECTION 6
T 8 S R 66 W 6TH P.M.
DOUGLAS COUNTY, COLORADO

SOUTHEAST QUARTER
SECTION 1
T 8 S R 67 W 6TH P.M.
DOUGLAS COUNTY, COLORADO

NORTH BADGER COURT
(40' ROW)
REC. NO. 185928

FIFTH STREET
(ROW VARIES)
REC. NO. 2007030638

NORTH RIDGE ROAD
(ROW VARIES)
REC. NO. UNKNOWN

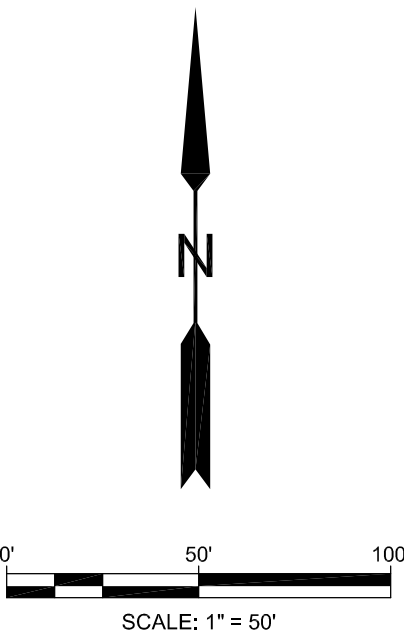
POINT OF BEGINNING
CONTIGUITY PARCEL 1

POINT OF BEGINNING
CONTIGUITY PARCEL 2

LINE	BEARING	DISTANCE
L1	N 79°20'14" W	146.07'
L2	N 14°32'33" W	20.30'
L3	N 81°54'51" E	15.80'
L4	S 41°06'15" E	60.72'
L5	N 02°21'52" W	25.10'
L6	N 78°12'25" W	113.27'
L7	N 85°04'45" E	63.84'
L8	N 87°10'50" E	9.74'
L9	N 88°09'06" E	61.31'
L10	S 87°04'24" E	18.52'
L11	S 83°20'56" E	39.83'
L12	S 80°55'08" E	37.20'
L13	N 10°22'35" E	126.41'
L14	N 10°22'35" E	125.25'
L15	N 14°36'24" E	50.48'
L16	N 14°36'24" E	54.35'
L17	N 06°01'17" E	12.89'
L18	N 10°41'03" W	125.00'
L19	N 78°48'00" E	46.42'
L20	S 06°26'01" E	37.34'
L21	S 10°22'19" W	216.98'
L22	S 06°01'17" W	81.15'
L23	S 15°23'59" W	40.00'
L24	S 15°14'16" W	169.70'
L25	S 15°39'57" W	85.91'

LINE TABLE LEGEND

- INDICATES AREA TO BE ANNEXED
- INDICATES APPROXIMATE ADJOINING PROPERTY LINE
- INDICATES APPROXIMATE RIGHT OF WAY LINE
- INDICATES SECTION / QUARTER SECTION LINE
- INDICATES SURVEY CONTROL LINE



State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic

HORZ. SCALE:	1" = 50'	PROJECT NO:	TN 23073
VERT. SCALE:	N/A	DATE:	12/02/2023
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

REV	DATE	DESCRIPTION
1	02/27/24	TOWN COMMENTS

SHEET NUMBER
2 OF 2

DRAFT R1

PROJECT NUMBER IS
ANX24-0001



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POINT OF COMMENCEMENT
SOUTHEAST CORNER
SECTION 1 T8S R67W
3.25" ALUMINUM CAP
STAMPED TARANTO STANTON
& TAGGE PLS 12406 1985

N 44°18'26" W 237.27'
TO POB 1
N 69°49'39" W 899.44'
TO POB 2
N 12°02'11" E 263.43'
TO POB 3

PETITION FOR ANNEXATION TO THE TOWN OF CASTLE ROCK, COLORADO

The undersigned, being a “Landowner” as defined in Section 31-12-103(6), C.R.S., hereby petitions the Town of Castle Rock (the “Town”) for annexation of the following described property located in the County of Douglas, State of Colorado, and further state:

1. The legal description of the land which Landowner requests to be annexed to the municipality is attached hereto as *Exhibit A* (the “Property”)
2. It is desirable and necessary that the above-described Property be annexed to the Town.
3. The requirements of Article II, Section 30 of the Colorado Constitution have been met.
4. The following requirements of Section 31-12-104, C.R.S., exist or have been met:
 - a. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town.
 - b. A community of interest exists between the Property and the Town. The Property is urban or will be urbanized in the near future. Further, the Property is integrated with the Town.
5. None of the limitations provided in Section 31-12-105, C.R.S., are applicable and the requirements of that statute have been met because of the following:
 - a. The annexation of the Property will not result in the Property being divided into separate parts or parcels under identical ownership.
 - b. No land area within the Property held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising 20 acres or more, which together with the buildings and improvements situated thereon, has an assessed value in excess of \$200,000 for an ad valorem tax purpose for the year preceding the annexation is included within the Property proposed to be annexed, without the written consent of the landowner or landowners thereof.
 - c. No annexation proceedings have been commenced for annexation of any part of the Property by any other municipality.
 - d. The entire width of all streets or alleys within the area to be annexed are included in the annexation.
 - e. The annexation of the Property will not result in the detachment of any area from any school district or the attachment of same to another school district.

- f. Annexation by the Town of the Property will not have the effect of, and will not result in, the denial of reasonable access to landowners, owners of an easement, or owners of a franchise adjoining a platted street or alley in the unincorporated area adjacent to the Property.
 - g. The annexation of the Property will not have the effect of extending a boundary of the Town more than three miles in any direction from any point of the Town boundary in the past 12 months.
6. The Property is solely owned by the Town, as the annexing municipality.
7. The Town, as landowner, requests that the Town Council approve the annexation of the property.
8. This Petition is accompanied by four (4) copies of an annexation boundary map in the form required by Section 31-12-101(1)(d), C.R.S., which map is attached as **Exhibit B**.
9. This instrument may be executed in one or more counterparts, all of which taken together shall constitute the **entire** document.

ATTEST:



TOWN OF CASTLE ROCK, as Landowner

- DocuSigned by:

Lisa Anderson

Lisa Anderson, Town Clerk

- DocuSigned by:

David L. Cortiss

David L. Corliss, Town Manager

Approved as to form:

- DocuSigned by:

Mike Hyman

Michael J. Hyman, Town Attorney

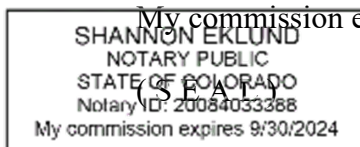
STATE OF COLORADO)
) ss.

COUNTY OF DOUGLAS)

The foregoing instrument was subscribed and sworn before me this 25 day of March, 2024, by David L. Corliss as Town Manager and Lisa Anderson as Town Clerk for the Town of Castle Rock, Colorado.

Witness my official hand and seal.

My commission expires: 9/30/2024 DAN#20084033388-911459



- DocuSigned by:

Shamone Sh

Notary Public

EXHIBIT A
The Property

State Parcel No.:	2507-073-00-001
Location Description:	TRACT IN NE1/4SW1/4 7-8-66 LYING NE OF RIDGE RD 0.12 AM/L LSP 4151 & 4078

EXHIBIT B
Annexation Map
(attached)

PETITION FOR ANNEXATION TO THE TOWN OF CASTLE ROCK, COLORADO

The undersigned, being a “Landowner” as defined in Section 31-12-103(6), C.R.S., hereby petitions the Town of Castle Rock (the “Town”) for annexation of the following described property located in the County of Douglas, State of Colorado, and further state:

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4. The following requirements of Section 31-12-104, C.R.S., exist or have been met:
 - a. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town.
 - b. A community of interest exists between the Property and the Town. The Property is urban or will be urbanized in the near future. Further, the Property is integrated with the Town.
5. None of the limitations provided in Section 31-12-105, C.R.S., are applicable and the requirements of that statute have been met because of the following:
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 - b. No land area within the Property held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising 20 acres or more, which together with the buildings and improvements situated thereon, has an assessed value in excess of \$200,000 for an ad valorem tax purpose for the year preceding the annexation is included within the Property proposed to be annexed, without the written consent of the landowner or landowners thereof.
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- g. The annexation of the Property will not have the effect of extending a boundary of the Town more than three miles in any direction from any point of the Town boundary in the past 12 months.
6. The Property is solely owned by the Town, as the annexing municipality.
7. The Town, as landowner, requests that the Town Council approve the annexation of the property.
8. This Petition is accompanied by four (4) copies of an annexation boundary map in the form required by Section 31-12-101(1)(d), C.R.S., which map is attached as **Exhibit B**.
9. This instrument may be executed in one or more counterparts, all of which taken together shall constitute the ^{DS} document.

ATTEST:



TOWN OF CASTLE ROCK, as Landowner

DocuSigned by:

Lisa Anderson, Town Clerk

DocuSigned by:

David L. Corliss, Town Manager

Approved as to form:

DocuSigned by:

Michael V. Hyman, Town Attorney

STATE OF COLORADO)
) ss.

COUNTY OF DOUGLAS)
) DS

The foregoing instrument was subscribed and sworn before me this 25.00 day of March, 2024, by David L. Corliss as Town Manager and Lisa Anderson as Town Clerk for the Town of Castle Rock, Colorado.

Witness my official hand and seal.

My commission expires: 9/30/2024, DAN#20084033388-916298

SHANNON EKLUND
NOTARY PUBLIC
STATE OF COLORADO
Notary ID: 20084033388
My commission expires 9/30/2024

DocuSigned by:

Shannon Eklund, Notary Public

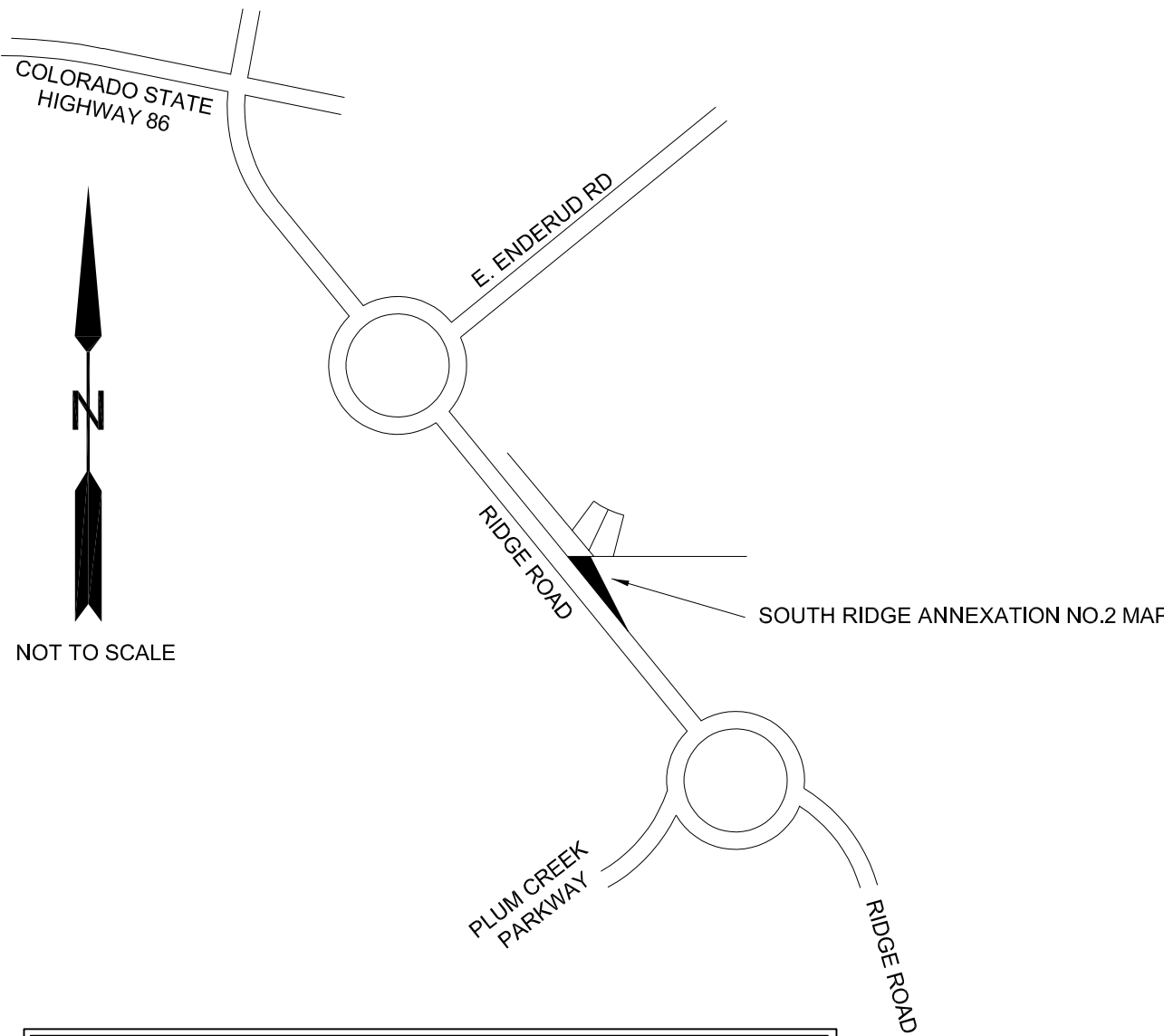
EXHIBIT A
The Property

State Parcel No.: 2507-074-99-034
Location Description: ROW FOR RIDGE RD IN THE S1/2SE1/4 7-8-66 0.022 AM/L

EXHIBIT B
Annexation Map
(attached)

SOUTH RIDGE ANNEXATION NO.2 MAP

METES AND BOUND PARCELS OF LAND
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, T 8 S, R 66 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

LEGAL DESCRIPTION FOR SOUTH RIDGE ANNEXATION MAP NO.1

A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2007028329 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, T 8 S, R 66 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 2.5" ALUMINUM CAP STAMPED PLS 6935 AND AT THE SOUTH QUARTER CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 36580. SAID LINE IS ASSUMED TO BEAR S 88°04'14" W.

COMMENCING AT SAID SOUTHEAST CORNER, THENCE N 52°30'25" W, A DISTANCE OF 1877.70 FEET TO THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2007028329, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF RIDGE ROAD AS DESCRIBED IN RECEPTION NO. 99036066 OF SAID CLERK'S OFFICE, N 51°41'46" W, A DISTANCE OF 109.17 FEET TO A POINT ON THE SOUTHERLY LINE OF A RIGHT OF WAY PARCEL AND TRACT A BOTH DESCRIBED UNDER RECEPTION NO. 9333785 OF SAID CLERK'S OFFICE;

THENCE DEPARTING SAID RIGHT OF WAY LINE AND ALONG SAID SOUTHERLY LINE, ALSO BEING THE NORTHERLY LINE OF SAID RECEPTION NO. 2007028329, N 88°35'35" E, A DISTANCE OF 27.04 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 2007028329, SAID CORNER ALSO BEING THE NORTHWESTERLY CORNER OF A PARCEL DESCRIBED UNDER RECEPTION NO. 2017044190 OF SAID CLERK'S OFFICE; THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2007028329 AND RECEPTION NO. 2017044190, S 40°38'03" E, A DISTANCE OF 90.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 943 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, BEING MONUMENTED AT THE SOUTHEAST CORNER WITH A 2.5" ALUMINUM CAP STAMPED PLS 6935 AND AT THE SOUTH QUARTER CORNER WITH A 3.25 ALUMINUM CAP STAMPED PLS 36580 WHICH IS ASSUMED TO BEAR S 88°04'14" W.

NOTE

THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORDED INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SURVEYOR'S CERTIFICATE

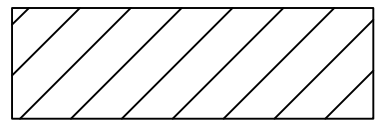
I, WILLIAM G. BUNTROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF TRUE NORTH SURVEYING AND MAPPING, LLC, THAT MORE THAN ONE SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION PLAT COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

DRAFT

WILLIAM G. BUNTROCK, PLS 35585

DATE

CONTIGUITY ANNEXATION LEGEND



THIS HATCH INDICATES THE RIDGE ROAD ANNEXATION AN ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2003010475 DATED JANUARY 27, 2003. CONTIGUITY LENGTH 109.17 FEET

CONTIGUITY

TOTAL PERIMETER	226.25 FEET
1/6 TOTAL PERIMETER	37.71 FEET
CONTIGUOUS PERIMETER	109.17 FEET
PERCENT CONTIGUITY	48.25%
TOTAL AREA	0.02 +/- ACRES

CONTACT LIST

OWNER:	TOWN OF CASTLE ROCK 100 WILCOX STREET CASTLE ROCK, CO 80104
SURVEYOR:	TRUE NORTH SURVEYING AND MAPPING, LLC WILLIAM G. BUNTROCK, PLS 9623 MALLARD POND WAY LITTLETON, CO 80125 BILLB@TRUENORTHSURVEY.COM

LINE TABLE LEGEND

—————	INDICATES AREA TO BE ANNEXED
—————	INDICATES APPROXIMATE ADJOINING PROPERTY LINE
- - - - -	INDICATES APPROXIMATE RIGHT OF WAY LINE
—————	INDICATES SECTION / QUARTER SECTION LINE
- - - - -	INDICATES SURVEY CONTROL LINE

GENERAL NOTES

- NOTICE - ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
- EASEMENTS ARE NOT SHOWN.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

TOWN OF CASTLE ROCK OWNERSHIP

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: _____
MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS ____ DAY OF _____, 2024.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024

BY _____ AS MAYOR AND

BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TOWN COUNCIL APPROVAL

THIS SOUTH RIDGE ROAD NO.2 ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 2024.

MAYOR

DATE

ATTEST:

TOWN CLERK

DATE

PLANNING COMMISSION RECOMMENDATION

THIS SOUTH RIDGE ROAD NO.2 ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 2024.

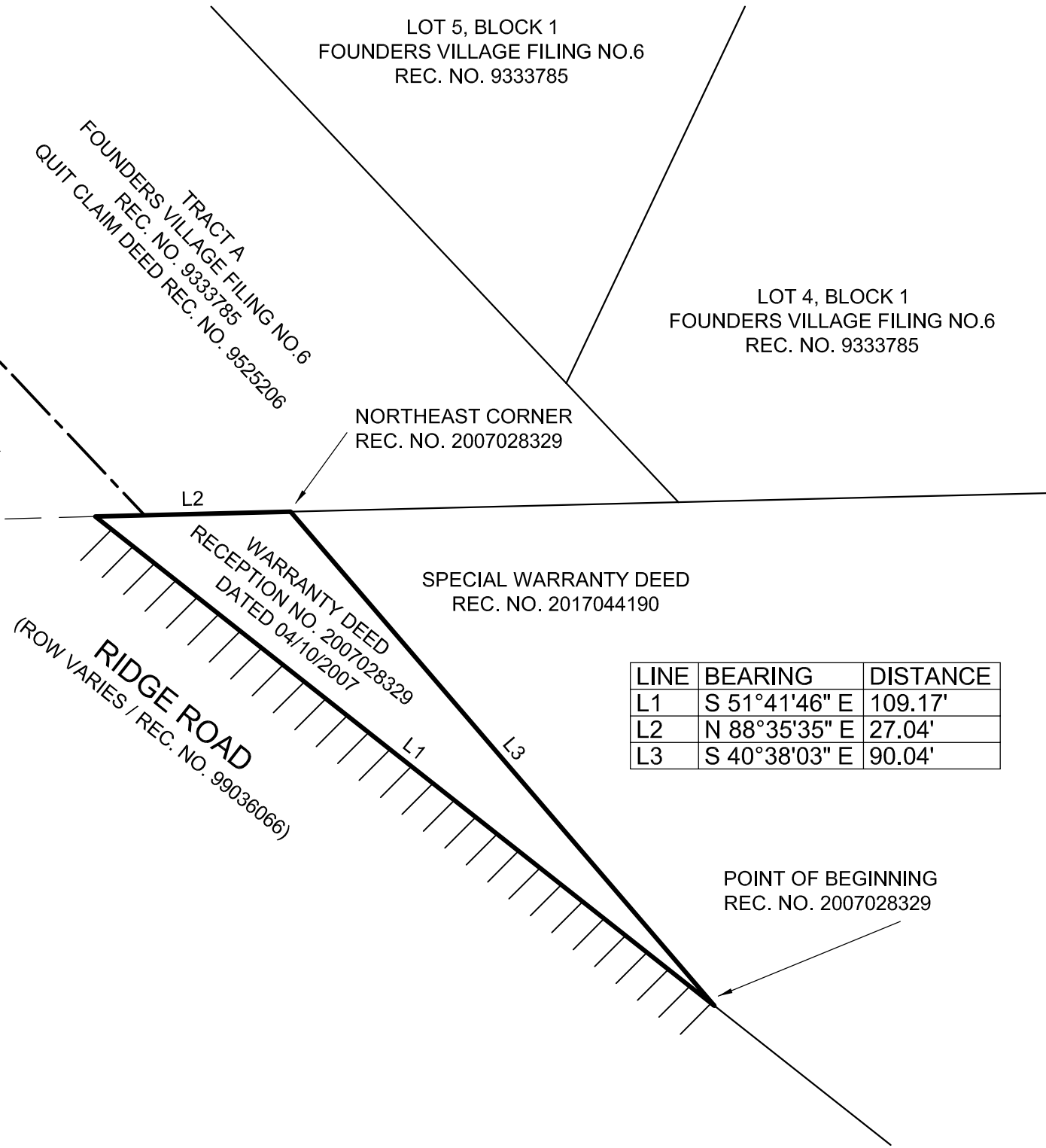
CHAIR

DATE

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES

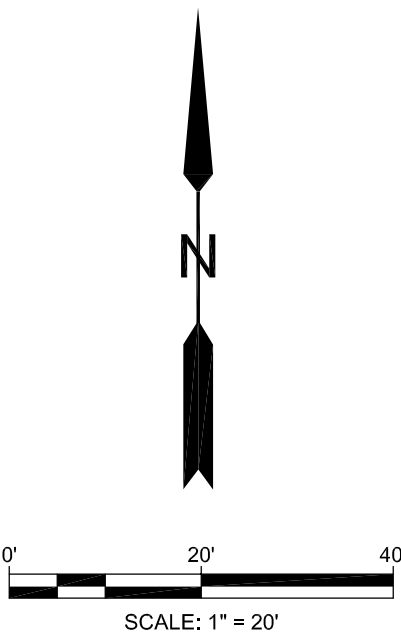
DATE



SOUTH QUARTER CORNER
SECTION 7
T8S, R66W, 6TH PM
3.25" ALUMINUM CAP
STAMPED PLS 36580

S 88°04'14" W
--- BASIS OF BEARINGS ---
SOUTHLINE SE 1/4 SECTION 7

POINT OF COMMENCEMENT
SOUTHEAST CORNER
SECTION 7
T8S, R66W, 6TH PM
2.5" ALUMINUM CAP
STAMPED PLS 6935



State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic

HORZ. SCALE:	1" = 20'	PROJECT NO:	TN 23078
VERT. SCALE:	N/A	DATE:	04/15/2024
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

REV	DATE	DESCRIPTION
1	04/15/2024	TOWN COMMENTS

SHEET NUMBER
1 OF 1

PROJECT NUMBER IS
ANX24-0004



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PETITION FOR ANNEXATION TO THE TOWN OF CASTLE ROCK, COLORADO

The undersigned, being a “Landowner” as defined in Section 31-12-103(6), C.R.S., hereby petitions the Town of Castle Rock (the “Town”) for annexation of the following described property located in the County of Douglas, State of Colorado, and further state:

1. The legal description of the land which Landowner requests to be annexed to the municipality is attached hereto as *Exhibit A* (the “Property”)
2. It is desirable and necessary that the above-described Property be annexed to the Town.
3. The requirements of Article II, Section 30 of the Colorado Constitution have been met.
4. The following requirements of Section 31-12-104, C.R.S., exist or have been met:
 - a. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town.
 - b. A community of interest exists between the Property and the Town. The Property is urban or will be urbanized in the near future. Further, the Property is integrated with the Town.
5. None of the limitations provided in Section 31-12-105, C.R.S., are applicable and the requirements of that statute have been met because of the following:
 - a. The annexation of the Property will not result in the Property being divided into separate parts or parcels under identical ownership.
 - b. No land area within the Property held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising 20 acres or more, which together with the buildings and improvements situated thereon, has an assessed value in excess of \$200,000 for an ad valorem tax purpose for the year preceding the annexation is included within the Property proposed to be annexed, without the written consent of the landowner or landowners thereof.
 - c. No annexation proceedings have been commenced for annexation of any part of the Property by any other municipality.
 - d. The entire width of all streets or alleys within the area to be annexed are included in the annexation.
 - e. The annexation of the Property will not result in the detachment of any area from any school district or the attachment of same to another school district.

- f. Annexation by the Town of the Property will not have the effect of, and will not result in, the denial of reasonable access to landowners, owners of an easement, or owners of a franchise adjoining a platted street or alley in the unincorporated area adjacent to the Property.
 - g. The annexation of the Property will not have the effect of extending a boundary of the Town more than three miles in any direction from any point of the Town boundary in the past 12 months.
6. The Property is solely owned by the Town, as the annexing municipality.
7. The Town, as landowner, requests that the Town Council approve the annexation of the property.
8. This Petition is accompanied by four (4) copies of an annexation boundary map in the form required by Section 31-12-101(1)(d), C.R.S., which map is attached as **Exhibit B**.
9. This instrument ~~may~~ be executed in one or more counterparts, all of which taken together shall constitute the same document.

ATTEST:

- DocuSigned by:

Lisa Anderson
Lisa Anderson, Town Clerk



TOWN OF CASTLE ROCK, as Landowner

- DocuSigned by:

David L. Cortliss
David L. Cortliss, Town Manager

Approved as to form:

- DocuSigned by:

Mike Hyman
Michael J. Hyman, Town Attorney

STATE OF COLORADO)
) ss.

COUNTY OF DOUGLAS)

The foregoing instrument was subscribed and sworn before me this 1st day of April, 2024, by David L. Corliss as Town Manager and Lisa Anderson as Town Clerk for the Town of Castle Rock, Colorado.

Witness my official hand and seal.

My commission expires: 9/30/2024____DAN#20084033388-993562

SHANNON EKLUND

NOTARY PUBLIC

STATE OF COLORADO

Notary ID: 20084033388

My commission expires 9/30/2024

- DocuSigned by:

Shamone Sh...
Notary Public


AFFIDAVIT OF CIRCULATOR IN SUPPORT OF PETITION

[illegible]

Matt Gohl, being first duly sworn, states as follows:

1. I have circulated the Petition for Annexation to the Town of Castle Rock as set forth herein.
2. I know the persons whose names are subscribed to the foregoing petition on behalf of the Landowner.
3. The signatures on the foregoing Petition were affixed in my presence and each signature is a true, genuine, and correct signature of the person it purports to be.
4. To the best of my knowledge and belief, the person whose names are affixed to the foregoing Petition are authorized to sign such document on behalf of the Landowner.

CIRCULATOR

DocuSigned by:

 Matt Gold Assistant Town Manager

[illegible]

DS
The foregoing instrument was subscribed and sworn before me this 1st day of April, 2024, by Matt Gohl, as Assistant Town Manager and Petition Circulator.

Witness my official hand and seal. _____
My commission expires: 9/30/2024. _____ DAN#20084033388-022798

(SEAL)
SHANNON EKLUND
NOTARY PUBLIC
STATE OF COLORADO
Notary ID: 20084033388
My commission expires 9/30/2024


DocuSigned by:

 Notary Public
 AC2E34DFFCD4A3...

EXHIBIT A
The Property

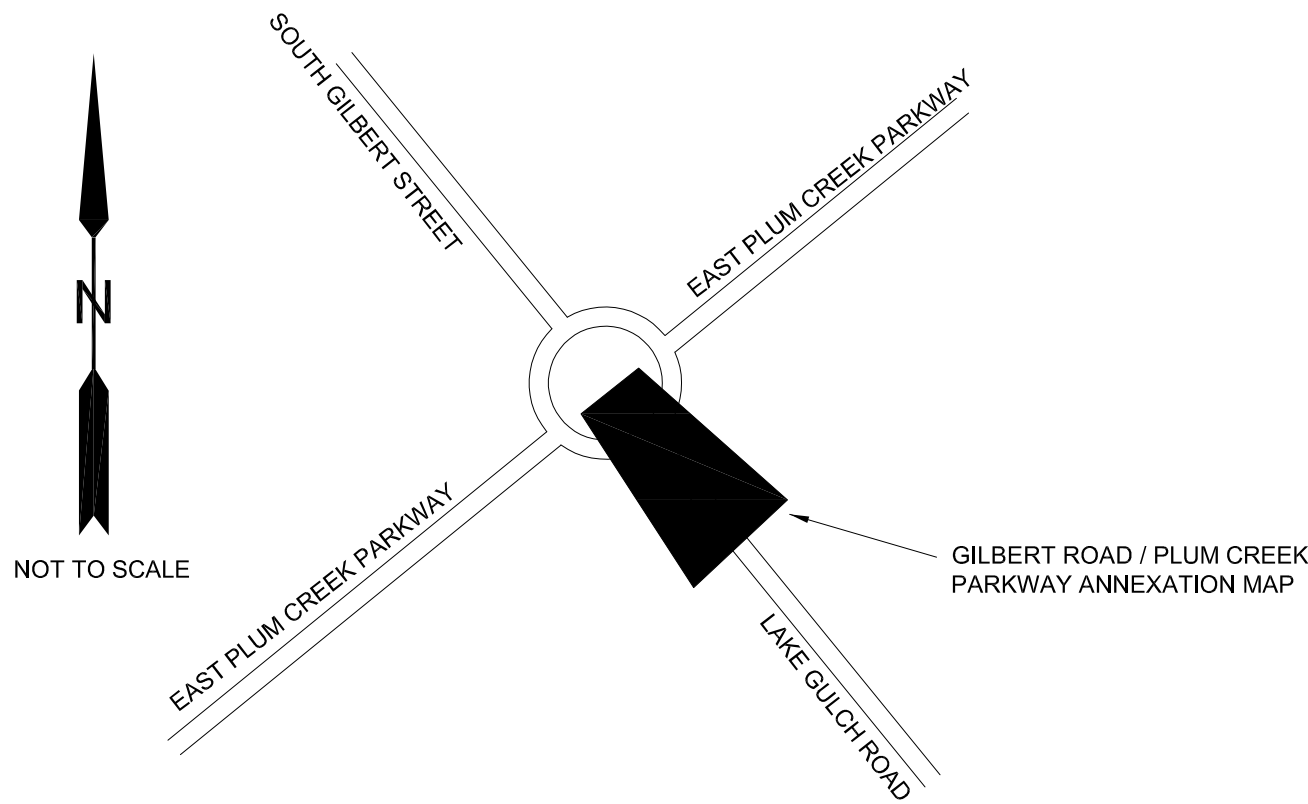
State Parcel No.:	2505-132-99-017
Location Description:	PUBLIC STREET LYING IN NW1/4 13-8-67 0.475 AM/L AKA PART LAKE GULCH RD

EXHIBIT B
Annexation Map
(attached)

GILBERT STREET / PLUM CREEK PARKWAY ANNEXATION MAP

METES AND BOUND PARCELS OF LAND

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T 8 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP

GILBERT ROAD / PLUM CREEK PARKWAY ANNEXATION MAP

A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2019063536 IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T 8 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, BEING MONUMENTED AT THE NORTHWEST CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 36580 AND AT THE NORTH QUARTER CORNER WITH A 2.25" ALUMINUM CAP STAMPED PLS 25965. SAID LINE IS ASSUMED TO BEAR N 89°09'56" E.

COMMENCING AT SAID NORTHWEST CORNER, THENCE S 54°28'12" E, A DISTANCE OF 2530.51 FEET TO THE COMMON CORNER OF SAID RECEPTION NO. 2019063536 WITH RECEPTION NO. 2006097117 AND BOOK 765 AT PAGE 160 ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID RECEPTION NO. 2019063536 THE FOLLOWING SEVEN (7) COURSES:

1) N 65°11'03" E, ALONG THE COMMON LINE OF SAID RECEPTION NO. 2019063536 AND RECEPTION NO. 2006030562 IN SAID CLERK'S OFFICE, A DISTANCE OF 68.13 FEET TO THE MOST NORTHERLY CORNER OF SAID RECEPTION NO. 2019063536, SAID CORNER ALSO BEING A WESTERLY CORNER OF RECEPTION NO. 320371 IN SAID CLERK'S OFFICE;

2) S 40°12'10" E, A DISTANCE OF 172.21 FEET;

3) S 43°24'54" E, A DISTANCE OF 109.10 FEET TO THE MOST EASTERLY CORNER OF SAID RECEPTION NO. 2019063536;

4) S 46°35'06" W, A DISTANCE OF 79.68 FEET TO THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2019063536;

5) N 38°51'30" W, ALONG A PORTION OF RECEPTION NO. 2020009843 OF SAID CLERK'S OFFICE, BEING COMMON WITH A LINE OF SAID RECEPTION NO. 2019063536, A DISTANCE OF 83.20 FEET;

6) N 38°32'00" W, CONTINUING ALONG SAID COMMON LINE A DISTANCE OF 107.15 FEET TO THE MOST NORTHERLY CORNER OF SAID RECEPTION NO. 2020009843 ALSO BEING THE MOST EASTERLY CORNER OF SAID BOOK 765 AT PAGE 160, A DISTANCE OF 83.20 FEET;

7) N 38°50'50" W, ALONG THE COMMON LINE OF SAID RECEPTION NO. 2019063536 AND BOOK 765 AT PAGE 160, A DISTANCE OF 113.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 20.707 SQUARE FEET OR 0.48 ACRES MORE OR LESS.

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, BEING MONUMENTED AT THE NORTHWEST CORNER WITH A 3.25" ALUMINUM CAP STAMPED PLS 36580 AND AT THE NORTH QUARTER CORNER WITH A 2.5 ALUMINUM CAP STAMPED PLS 25965 WHICH IS ASSUMED TO BEAR N 89°09'56" E.

NOTE

THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORDED INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SURVEYOR'S CERTIFICATE

I, WILLIAM G. BUNTROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF TRUE NORTH SURVEYING AND MAPPING, LLC, THAT MORE THAN ONE SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION PLAT COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

DRAFT

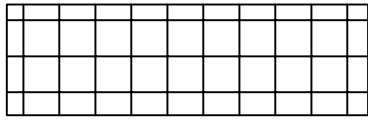
WILLIAM G. BUNTROCK, PLS 35585

DATE

CONTIGUITY ANNEXATION LEGEND



THIS HATCH INDICATES THE WEAKLEY ANNEXATION AN ANNEXATION TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 310819 DATED AUGUST 30, 1983. CONTIGUITY LENGTH 281.31 FEET



THIS HATCH INDICATES THE GILBERT STREET ANNEXATION MAP TO THE TOWN OF CASTLE ROCK AS RECORDED UNDER RECEPTION NO. 2007004045 DATED JANUARY 12, 2007. CONTIGUITY LENGTH 68.13 FEET

CONTIGUITY

TOTAL PERIMETER	732.90 FEET
1/6 TOTAL PERIMETER	122.15 FEET
CONTIGUOUS PERIMETER	349.44 FEET
PERCENT CONTIGUITY	47.68%
TOTAL AREA	0.47 +/- ACRES

CONTACT LIST

OWNER:	TOWN OF CASTLE ROCK 100 WILCOX STREET CASTLE ROCK, CO 80104
SURVEYOR:	TRUE NORTH SURVEYING AND MAPPING, LLC WILLIAM G. BUNTROCK, PLS 9623 MALLARD POND WAY LITTLETON, CO 80125 BILLB@TRUENORTHSURVEY.COM

LINE TABLE LEGEND

	INDICATES AREA TO BE ANNEXED
	INDICATES APPROXIMATE ADJOINING PROPERTY LINE
	INDICATES APPROXIMATE RIGHT OF WAY LINE
	INDICATES SECTION / QUARTER SECTION LINE
	INDICATES SURVEY CONTROL LINE

GENERAL NOTES

- NOTICE - ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
- EASEMENTS ARE NOT SHOWN.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

TOWN OF CASTLE ROCK OWNERSHIP

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: _____
MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS ____ DAY OF _____, 2024.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024

BY _____ AS MAYOR AND

BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TOWN COUNCIL APPROVAL

THIS GILBERT STREET / PLUM CREEK PARKWAY ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 2024.

MAYOR

DATE

ATTEST:

TOWN CLERK

DATE

PLANNING COMMISSION RECOMMENDATION

THIS GILBERT STREET / PLUM CREEK PARKWAY ANNEXATION MAP WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 2024.

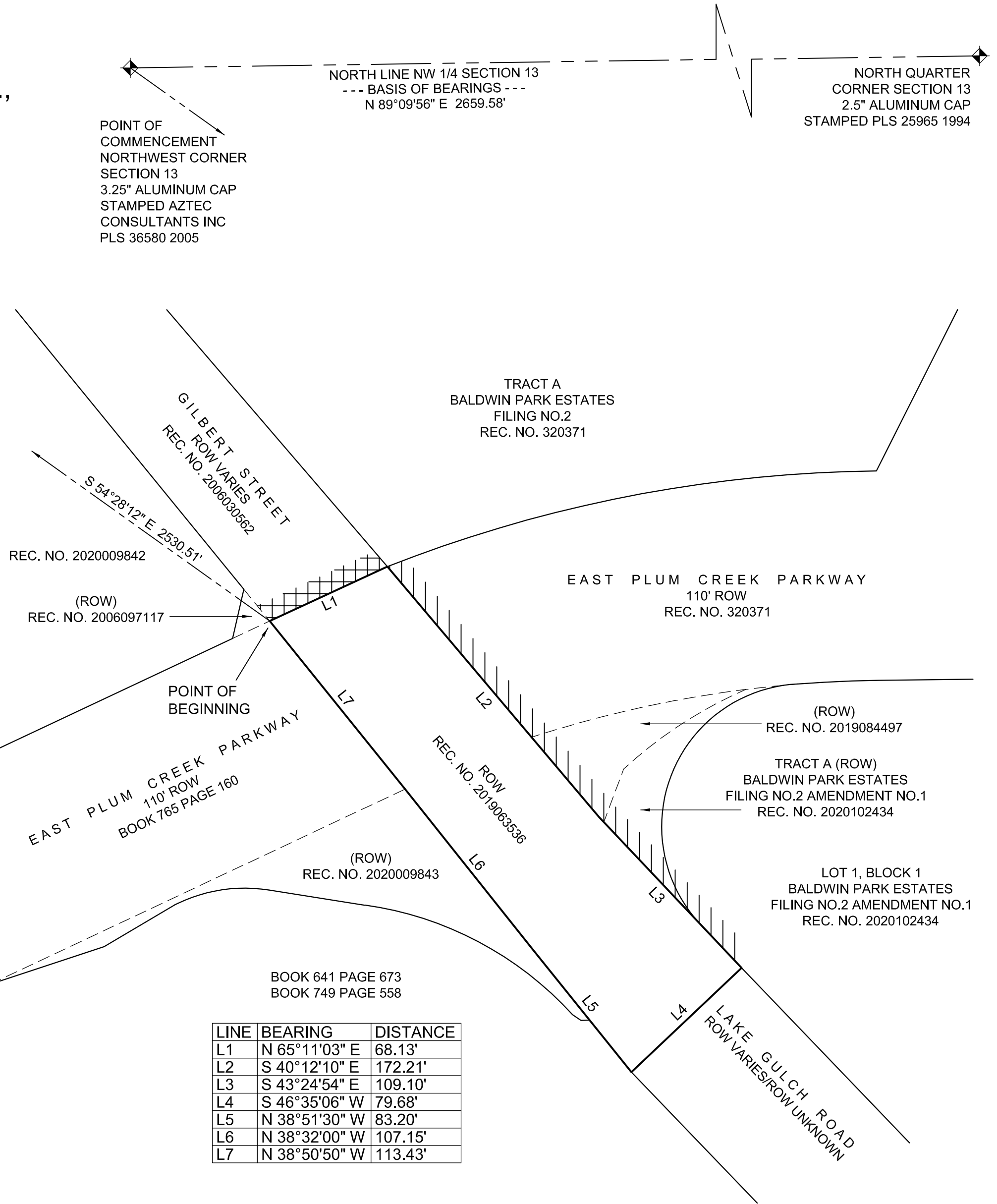
CHAIR

DATE

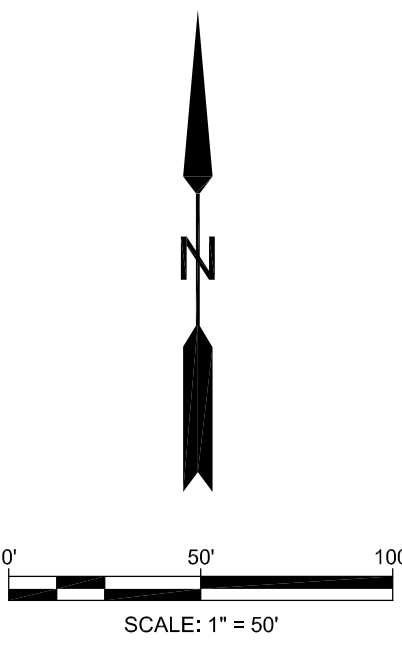
ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES

DATE



LINE	BEARING	DISTANCE
L1	N 65°11'03" E	68.13'
L2	S 40°12'10" E	172.21'
L3	S 43°24'54" E	109.10'
L4	S 46°35'06" W	79.68'
L5	N 38°51'30" W	83.20'
L6	N 38°32'00" W	107.15'
L7	N 38°50'50" W	113.43'



PROJECT NUMBER IS
ANX24-0005



State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic			
HORZ. SCALE:	1" = 50'	PROJECT NO:	TN 23074
VERT. SCALE:	N/A	DATE:	04/15/2024
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

REV	DATE	DESCRIPTION
1	04/15/2024	TOWN COMMENTS

SHEET NUMBER
1 OF 1

TRUE NORTH
Surveying & Mapping, LLC

Our Passion Shows | Since 2008
9623 Mallard Pond Way Littleton, Co 80125
Phone: 303-484-8886 Fax: 303-948-1854
www.TRUENORTHSurvey.com

17.30.020 - PL-1 District.

- A. Permitted Uses. Uses permitted by right in the PL-1 District are:
1. Active and developed parks, recreation center and facilities and related uses including, but not limited to, restrooms, parking and drives, information kiosks and maintenance and storage buildings;
 2. Facilities for cultural/art uses, community events and other civic uses;
 - 3 All municipal and/or quasi-municipal facilities or utilities;
 4. Educational facilities; and
 5. Public improvements and public right-of-way.
- B. Development Standards. Development standards for the PL-1 District are as follows:
1. Maximum Height: Fifty (50) feet;
 2. Minimum Front Yard Setback: A minimum of fifteen (15) feet from the property line; twenty-five (25) feet if abutting an arterial street. However, for property within the Downtown Overlay District (see Chapter 17.42), setbacks shall be governed exclusively by the standards set forth in Section 17.42.060.
- C. Use by Special Review. Applications for use by special review shall be evaluated under Section 17.39.010 of the Code, provided that Section 17.38.040 shall have no application. Uses permitted by special review in the PL-1 District are as follows:
1. Buildings, structures or other permanent improvements privately owned and operated, which must be open for public use;
 2. Special district buildings and structures (C.R.S. Title 32); and
 3. Any building or structure more than fifty (50) feet in height, but not to exceed seventy-five (75) feet in height.

(Ord. No. 2023-007, § 14, 4-4-2023; Ord. No. 2019-028, § 2, 9-17-2019)

Neighborhood Meeting Summary

Application: Town-Initiated Annexations and Zoning

- Four Corners Annexation
- S. Ridge Road No. 1 Annexation
- S. Ridge Road No. 2 Annexation
- Gilbert Str./Plum Creek Pkwy. Annexation

Property Owner: Town of Castle Rock

Meeting #: 1

Date/Time: Wednesday, February 28, 2024, 6 pm (Adjourned at 6:35 pm)

Meeting Location: Town Council Chambers

Councilmember District: District 2 – L. Cavey and District 5 – M Brooks

Applicant's Proposal:

The Town of Castle Rock held the first neighborhood meeting to present the proposal to annex and zone several Town-owned parcels of land that are within, or directly abutting, public right-of-way (ROW). This is part of a broader initiative to incorporate Town parcels that qualify for annexation. All of the parcels will be zoned Public Land-1, which allows the continued use as ROW. Four Corners Annexation consists of 8 parcels located north and west of the Founders Parkway/Ridge Road and State Highway 86 intersection. S. Ridge Road No. 1 Annexation consists of 1 parcel located on the east side of S. Ridge Road, just south of the Enderud/Ridge Road roundabout. S. Ridge Road No. 2 Annexation is a single parcel, also located on the east side of S. Ridge Road, just north of the Ridge Road/Plum Creek Parkway roundabout. Gilbert Street/Plum Creek Parkway Annexation is a single parcel located at the intersection of Gilbert Street/S. Lake Gulch Road and Plum Creek Parkway.

Attendees:

Town Representatives:

Matt Gohl, Assistant Town Manager
Sandy Vossler, Senior Planner

Public Attendees:

In-person Attendees: 3

Randy Combs (County Resident)
Susan Combs (County Resident)
David Paytosh

Online/Phone Attendees: 0

Applicant's Presentation:

Staff presented an overview of the parcels proposed for annexation, including vicinity maps, the annexation maps and photographs. The purpose for the annexations was explained as a housekeeping effort to bring Town-owned properties into the Town boundaries. Annexation

consolidates enforcement of Town Code and emergency services under a single jurisdiction. The parcels will be zoned as Public Land – 1 (PL-1) which allows for the continued use as public ROW.

The annexation and zoning process was discussed, with the public hearings for Substantial Compliance, Eligibility and finally, the Annexation and Zoning hearing to be scheduled over the next few months.

Questions Presented to Applicant:

Q: Mr. and Mrs. Combs asked whether the Four Corners parcel encroached into their lot?

A: All of the properties proposed for annexation exist as separate parcels owned by the Town of Castle Rock. The parcel adjacent to the Combs' property is identified as State Parcel Number 2505-014-01-021 and was acquired by the Town on 7-2-1992 by warranty deed at reception no. 199226005.

Q: Attendees were interested to know when the Four Corners roundabout and construction would be finished.

A: Staff referenced the Town's website for general project information and promised to email the contact information for the Project Manager on the project.

No residents attended virtually. The in-person attendees had no further questions about the proposed annexations. The meeting adjourned at 6:35 pm.

Attachments:

Vicinity Map

PowerPoint Presentation

Four Corners Annexation

Unincorporated
Douglas County

Subject Property

Founders Parkway

Founders
Marketplace

Fifth Street

86

Unincorporated
Douglas County

South Ridge Road No. 1 Annexation

Founders
Marketplace

Ridge Road

Vicinity Map



South Ridge Road No. 1 Annexation

Unincorporated
Douglas County

Unincorporated
Douglas County

Terrain

Enderud Boulevard

Ridge Road

Subject Property

Founders
Village

Vicinity Map

Subject Property



0 62.5 125 250
Feet

South Ridge Road No. 2 Annexation

Founders Village

Subject Property

Ridge Road

Unincorporated
Douglas County

Unincorporated
Douglas County

Unincorporated
Douglas County

Vicinity Map

Subject Property



0 62.5 125 250
Feet

Gilbert Street and Plum Creek Parkway Annexation



Baldwin
Park
Estates

Subject Property

E Plum Creek Parkway

Oak Crest
Condominiums

Unincorporated
Douglas County

S Lake Gulch Road

S Gilbert Street

Vicinity Map

Subject Property



0 62.5 125 250
Feet

TOWN INITIATED ANNEXATIONS

FOUR CORNERS

SOUTH RIDGE ROAD NO. 1

SOUTH RIDGE ROAD NO. 2

GILBERT STREET / PLUM CREEK PARKWAY

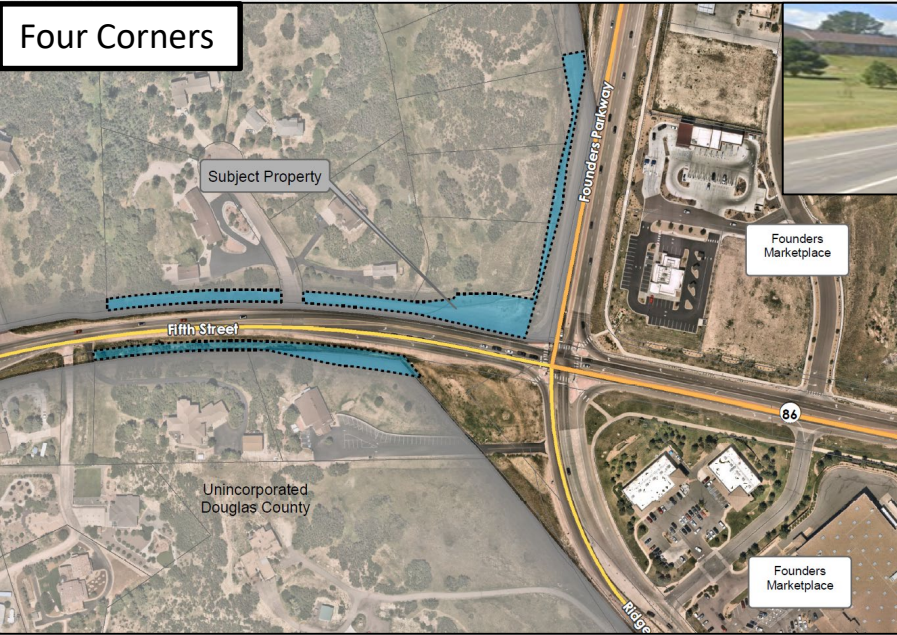
Neighborhood Meeting #1

February 28, 2024



VICINITY MAPS

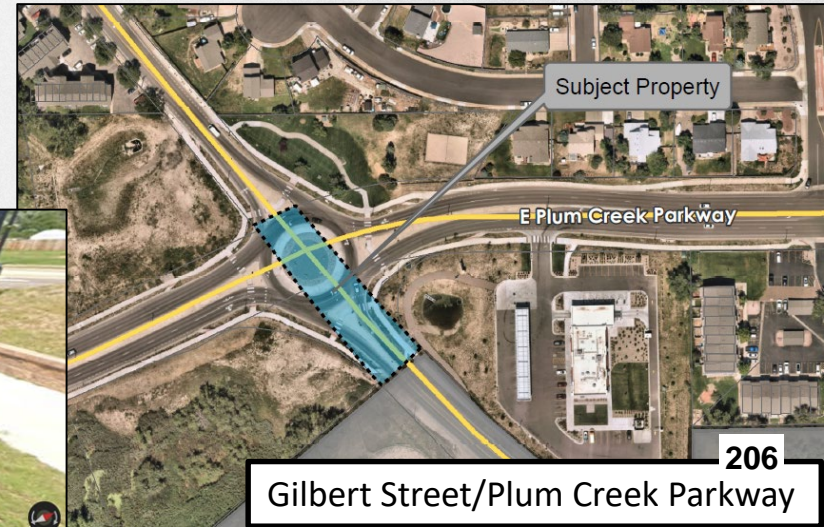
Four Corners



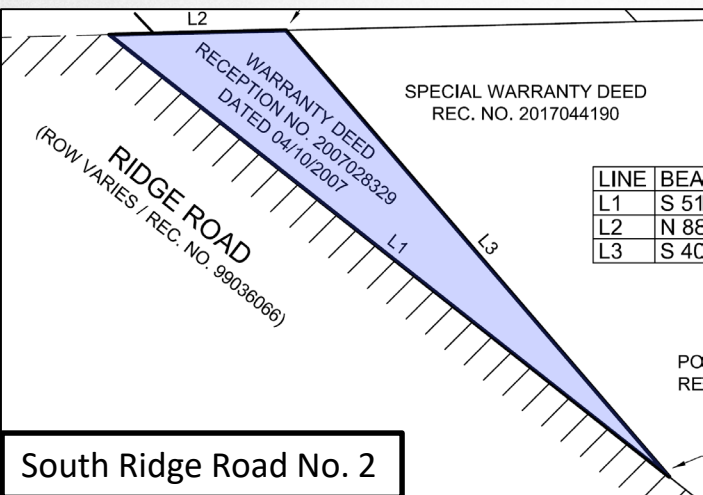
South Ridge Road No. 1



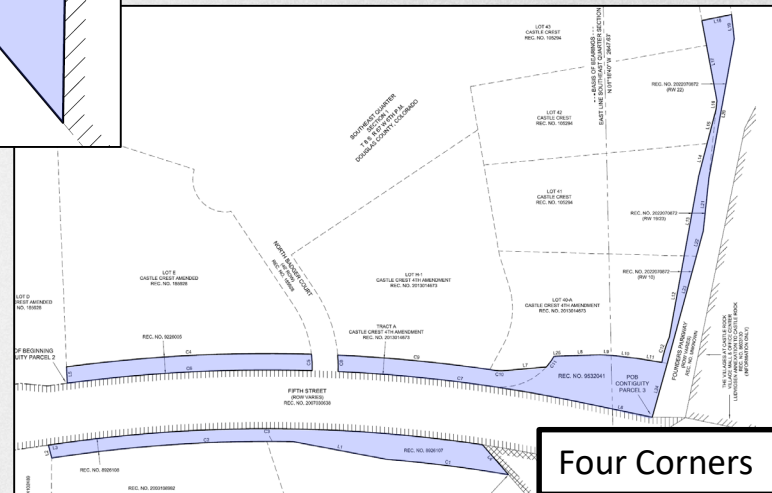
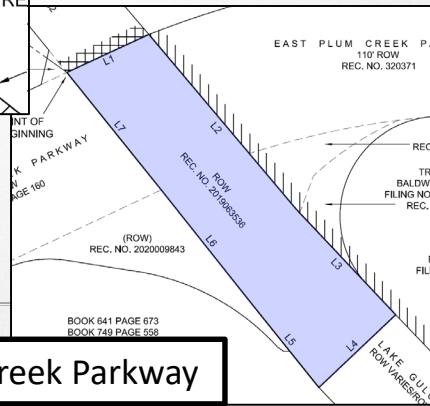
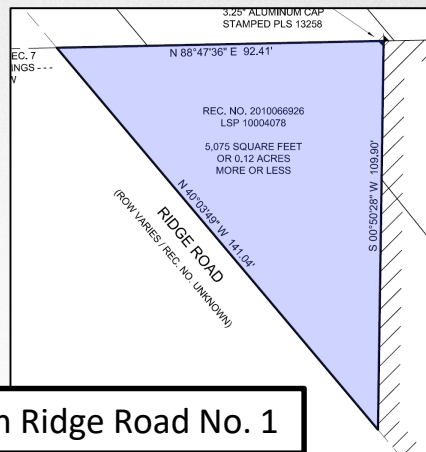
VICINITY MAPS



WHY ANNEX?



South Ridge Road No. 1



DISCUSSION / NEXT STEPS

Resident's Input

- Feedback
- Concerns
- Questions

Public Hearings

- Planning Commission
- Town Council – 1st Reading
- Town Council – 2nd Reading

THANK YOU FOR PARTICIPATING

QUESTIONS / COMMENTS



Town of Castle Rock

Agenda Memorandum

Agenda Date: 8/8/2024

Item #: **File #:** PC 2024-014

To: Members of the Planning Commission

From: David L Corliss, Town Manager

Upcoming Ballot Measures

Executive Summary

Mr. Corliss will be attending to discuss the potential upcoming ballot measures.