

AGENDA MEMORANDUM

To: Planning Commission

From: Sandy Vossler, Senior Planner, Development Services

Title: **Crystal Valley Ranch Planned Development Plan and Zoning Regulations, Amendment No. 7** (located north of Crystal Valley Parkway, east of Rhyolite Park and west of Lake Gulch Road)

Executive Summary

The purpose of the proposed major amendment to the Crystal Valley Ranch Planned Development (PD) Plan and Zoning Regulations is to maintain the existing 21 acres of residential development in this area, while shifting the developable area to the west by approximately 45 feet. This amendment is one of the steps required for a future swap of Public Land located on the west side of the subject property to the eastern side of the property. The rezoning will create a more substantial buffer between the new residential development and the existing neighborhood to the east. No changes are proposed to the permitted uses and development standards currently applicable to the property (Attachment B). The property is located east of Rhyolite Park, west of Lake Gulch Road and north of Crystal Valley Parkway (Attachment A and Figure 1).



Figure 1: Vicinity Map

Staff recommends that Planning Commission recommend approval to Town Council.

Background

The properties subject to the proposed rezoning include Crystal Valley Ranch Filing 14, Block 2, Lot 1 (Lot 1), shown as P.A. 3-A in Figure 2, and a 45 foot wide strip located along the east side of the PLD/School/Park Tract (Tract), highlighted in red. The Tract property was annexed and zoned in 2001. Lot 1 (P.A. 3-A) and P.A. 3 were annexed in 2006 and zoned in 2007 within the Crystal Valley Ranch Major PD Amendment No. 3.

The zoning classification of Lot 1, as well as the existing neighborhood to the east (Figure 2 P.A. 3) is R-MF-24 that allows residential development, including single-family attached and detached, townhomes and multifamily residences. The 45 ft wide strip of land west of Lot 1 is zoned Public Land and allows school and park uses.

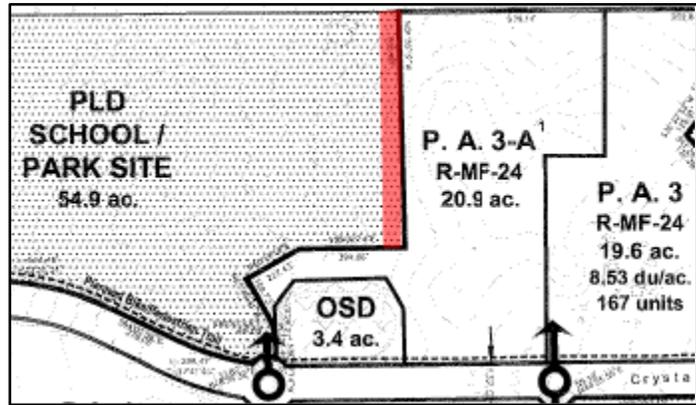


Figure 2: CVR PD Plan

Under a Development Agreement (DA) obligation, Lot 1 was dedicated to the Town of Castle Rock to be held as a potential school site until such time as the Douglas County School District (DCSD) either used it for a school or provided written notice to the Town that the DCSD did not intend to use the site for a school. In early 2025, DCSD notified the Town that the site would not be used as a school site. Per the terms of the DA, upon such notification the Town was required to re-convey the property to the original owner for development under the applicable zoning regulations. That reconveyance occurred on October 24, 2025.

Public hearings were held before Town Council throughout the reconveyance process. Feedback from surrounding residents consistently requested a buffer between the two neighborhoods and limited cross-access street connections.

Town Council considered potential development options for Lot 1 that would mitigate the residents' concerns. The Council favored an option that eliminated the northern-most street connection to the existing neighborhood with the construction of a cul-de-sac, and allowed for a swap of land between the Town and developer to enlarge the buffer (Figure 3). This effectively shifts the developable area to the west, into the 45 ft wide strip of land on the western boundary of Lot 1.



Figure 3: Town Council Preferred Development Plan

Town Council approved a Memorandum of Understanding (MOU) with the developer on a development plan detailing the buffers and cul-de-sacs adjacent to existing residential development, and established a target schedule for completing the land swap and rezoning of this area.

Discussion

In accordance with the MOU, the Town is responsible for rezoning the 45 foot wide strip of land, totaling 0.915 acres, located adjacent to the west side of Lot 1 (Figure 4 shaded blue) to allow the residential developable area to shift west. This strip is currently zoned Public Land and is proposed to be zoned R-MF-24. Additionally, the Town would then swap this developable area to the developer, in exchange for a new buffer area along the eastern boundary of Lot 1 of the same size (Figure 4 shaded red) to be zoned as Public Land. Separately, a minor skyline area is located on the property and is circled in green.

In summary this proposed PD Amendment No. 7 will:

1. Rezone the 45 foot wide strip on the west to match the R-MF-24 zoning on Lot 1, allowing residential development to occur on it,
2. Rezone a similar 0.915 acres on the east side of Lot 1 as Public Land to be dedicated to the Town, providing a buffer area to the existing neighborhood to the east.

Once this PD Amendment No.7 has been approved and the 45-foot-wide strip is conveyed to the developer, future development of the site will require a Site Development Plan submittal, review, additional neighborhood meetings and public hearings before Planning Commission for recommendation, and before Town Council for final decision on the layout.

The net result of this amendment is that the developable area remains 21 acres and the permitted uses and development standards applicable to the site remain unchanged, while shifting the developable area to the west by approximately 45 feet.

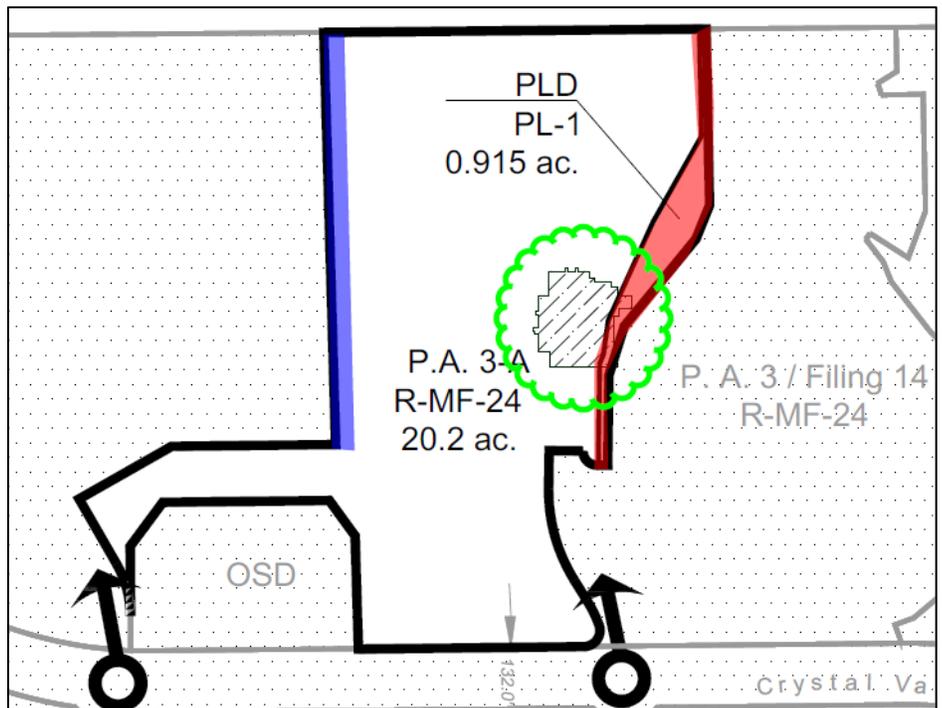


Figure 4: Proposed Amendment No. 7

Development Standards

The current zoning classification on the property is R-MF-24 (Table 1). This PD amendment carries forward the existing development standards established in the 2007 PD Amendment No. 3 with no changes. The same uses and development standards apply to the adjacent neighborhood (P.A. 3) to the east.

R-MF-24 Use Area Development Standards				
Permitted Uses	Maximum Density	Maximum Height	Maximum Coverage	Setbacks
Residential				
Multifamily Apts/Condo)	24 du/ac	50 feet	40%	TBD with Site Plan
Townhomes/Patio Homes	12 du/ac	45 feet	40%	TBD with Site Plan
Single Family Attached/Detached	6 du/ac	35 feet		TBD with Site Plan
Non-Residential				
Bed and Breakfast Inn		50 feet	40%	TBD with Site Plan
Public Schools		50 feet	40%	TBD with Site Plan
Recreation Facilities		35 feet		TBD with Site Plan
Swimming Pools		35 feet		TBD with Site Plan
Private Tennis Courts		35 feet		TBD with Site Plan
Elderly Asst Living	Per State Licensing	35 feet		TBD with Site Plan

Table 1: R-MF-24 Development Standards

Interface Regulations

The Residential/Non-Residential Interface and Dissimilar Residential regulations are not applicable to the proposed Crystal Valley Ranch PD Plan and Zoning Regulations, Amendment No. 7.

Skyline and Ridgeline Protections

The Skyline/Ridgeline Protection regulations are applicable to amendment area. The minor skyline is identified on the proposed PD Plan. The 35-foot height limitation and mitigation standards established in the Municipal Code Section 17.48 will be applied at the time of the Site Development Plan submittal and review.

Open Space and Public Land Dedication

This PD Amendment No. 7 essentially transfers 0.915 acres of Public Land from the west boundary of the subject property to the east boundary. The Zoning regulations contained herein carry forward the existing permitted uses and development standards for Open Space and Public Land Dedications.

Traffic Impact Analysis and Mitigation

The developable acreage permitted uses and densities allowances are not changing. A traffic compliance letter will be required with the submittal of the Site Development Plan.

Utilities

Water, wastewater, storm sewer and road infrastructure exist in proximity to this property. Necessary extensions and connections will be determined with the Site Development Plan and Construction Documents.

Notification and Outreach

Public Notice

Public hearing notice signs were posted on the property on November 19, 2025. Written notices were sent to property owners within 500 feet of the property, at least 15 days prior to the public hearing on November 19, 2025. HOA's in the area were also emailed by Town staff with links to the public hearing notices. Town staff published notice of the Planning Commission public hearing on the Town's website.

Neighborhood Meetings

The Town will hold a neighborhood meeting specific to the zoning amendment on Tuesday, December 9, 2025. Staff will summarize the neighborhood meeting as part of the presentation to Planning Commission on December 11th. As this parcel's conveyance has had several public hearings this year, the second and third neighborhood meetings have been waived by the Town Manager.

External Referrals

External referral comments have been requested by the Town from applicable external agencies. Comments may be submitted up to the public hearing dates. Staff will summarize the comments received at the Planning Commission public hearing on December 11th.

Analysis

PD Plan Review and Approval Criteria and Analysis 17.34.030

A. Community Vision/Land Use Entitlements.

1. Conforms to the most recent versions of the Towns' Vision, Comprehensive Master Plan and long range or master plans.
2. Complies with the site design principles of CRMC Chapter 17.10.
 - Protect and provide for the public health, safety and general welfare of the Town.
 - Promote orderly growth and provide for the harmonious development of the Town in accordance with the Comprehensive Plan.
 - Identify, preserve and provide for open space through the most efficient design and layout of the land.
 - Minimize the conflicts among the uses of land and buildings placed on the land.
 - Preserve and enhance the natural beauty and topography of the Town and ensure appropriate development regarding such natural features.

- Mitigate the pollution of air, streams and ponds, ensure the adequacy of stormwater facilities, safeguard the water supply, and encourage the wise use and management of the natural environment.
- Ensure that public facilities and services are available and will have sufficient capacity to serve the development.
- Protect the character and the social and economic stability of the Town.
- Provide for the safe and efficient circulation of traffic throughout the Town, the mitigation of congestion in the streets and highways and along pedestrian ways.
- Provide for the proper location and size of streets in relationship to the adjacent development.

Analysis: The proposed PD Plan and Zoning Regulations meet this criterion. The developable acreage remains the same and the site will develop as previously zoned.

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 PD Plan and Zoning Regulations meet this criterion. The swap of Public Land allows for a wider buffer between the existing and new neighborhoods. The R-MF-24 zoning classification is consistent with the adjacent neighborhood.

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 PD Plan and Zoning Regulations meet this criterion. The access points, internal road systems and pedestrian access will be finalized with the Site Development Plan. Road connections to the adjacent neighborhood have been limited per the MOU.

D. Services, Phasing and Off-site Impact.

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 comply with applicable regulations.
5. Provides adequate consideration for 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 PD Plan and Zoning Regulations meet this criterion. The project will not be phased. The uses and densities remain unchanged. Infrastructure systems exist to support the development.

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 proposed PD Plan and Zoning Regulations meet this criterion. The overall Public Land acreage in Crystal Valley Ranch remains unchanged.

F. Preservation of Natural Features.

1. Demonstrates sensitivity and limits disturbance to the site in terms of plan design relative 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 proposed PD Plan and Zoning Regulations meet this criterion. The area of minor skyline is called out on the PD Plan and required mitigation measures will be applied with the Site Development Plan. The widened buffer area within the development will be advantageous to the typical wildlife found in Crystal Valley Ranch.

Budget Impact

Development of the property will generate review and impact fees, along with use taxes for commercial development.

Findings

All staff review comments and external referral comments have been addressed. The proposed PD Plan and Zoning Regulations

- Support with the objectives of the Town Vision and the Comprehensive Master Plan,
- Remain the same as the previous plan and zoning requirements of the Crystal Valley Ranch PD Plan and Zoning Regulations, Amendment No. 4,
- Meets the review and approval criteria of the Municipal Code, Chapter 17.36 Amendment to PD Plan and Zoning Regulations.

Staff Recommendation

Staff recommends that Planning Commission recommend to Town Council approval of the Crystal Valley Ranch Planned Development Plan and Zoning Regulations, Amendment No. 7.

Proposed Motion

Option 1: Approval

"I move to recommend approval of the Crystal Valley Ranch Planned Development Plan and Zoning Regulations, Amendment No. 7, to Town Council."

Option 2: Approval with Conditions

"I move to recommend approval of the Crystal Valley Ranch Planned Development Plan and Zoning Regulations, Amendment No. 7, to Town Council, with the following conditions:" (list conditions)

Attachments

Attachment A: Vicinity Map

Attachment B: Crystal Valley Ranch Planned Development Plan and Zoning Regulations, Amendment No. 7