

Neighborhood Meeting Summary

Application: Town-Owned Properties, Annexation and Zoning

Property Owner: Town of Castle Rock

Meeting: #1

Date/Time: Monday, June 15, 2026 @ 6 pm (Adjourned at 6:50 pm)

Meeting Location: Town Hall, Town Council Chambers

Councilmember District: Laura Cavey

Applicant's Proposal:

The Town of Castle Rock is proposing to annex and zone several Town-owned parcels. The reason for incorporating these properties to bring them under Town jurisdiction for purposes of zoning, code enforcement, law enforcement and emergency services. The properties will be zoned Public Land.

This action is part of broader initiative to annex Town-owned property that meets State contiguity rules. To date the Town has annexed and zoned Gateway Mesa Open Space, Lost Canyon Open Space, East Plum Creek Trail and right-of-way within or adjacent to Crowfoot Valley Road, Ridge Road, Plum Creek Parkway at Gilbert Street, Highway 86 at Ridge Road, Crystal Valley Interchange, including the east frontage road, and Territorial Road.

Attendees

Applicant Representatives:

Sandy Vossler, Senior Planner, Development Services

Public Attendees:

2 In-person Attendees

Town Staff Attendees:

Sandy Vossler, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

Staff presented a PowerPoint with vicinity maps showing the locations, acreage and contiguity percentage of each of the properties to be annexed; Founders Corner, Home Street, Maher Water Tank and Terrain Remnant. The reasons for annexing the properties was discussed, as was the Town's intention to zone each as Public Land. The next steps in the process are the Planning Commission and Town Council public hearings. Attendees had few questions about the annexation and zoning proposal.

Questions Presented to Applicant:

Q: What is required to annex to the Town of Castle Rock?

A: Staff explained the 1/6th contiguity requirement of the State Statutes. The priorities for the Town when considering properties for annexation were discussed, i.e.; sales tax generation, dedication of significant open space of a Town-wide benefit, a unique housing product, such as housing for seniors or individuals with intellectual and development disabilities, primary employers, or annexation with substantial surplus water rights.

Q: General questions were asked about other properties, such as was the Bridgewater facility in the Town?

A: Several years ago, the owner/developer had approached the Town about annexation, however the property did not meet the minimum contiguity requirements at the time.

Q: My family has talked to Douglas County about annexing the 10 acre parcel north of Grace Chapel and was told that traffic would be primary concern. Is that correct? Could this property be annexed to the Town?

A: The property does not appear to meet the contiguity requirements for annexation. The Town is aware of the traffic concerns for all development that is accessed via Allen Street.