

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

Subject Property



0 62.5 125 250
Feet

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

EXPLORE

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

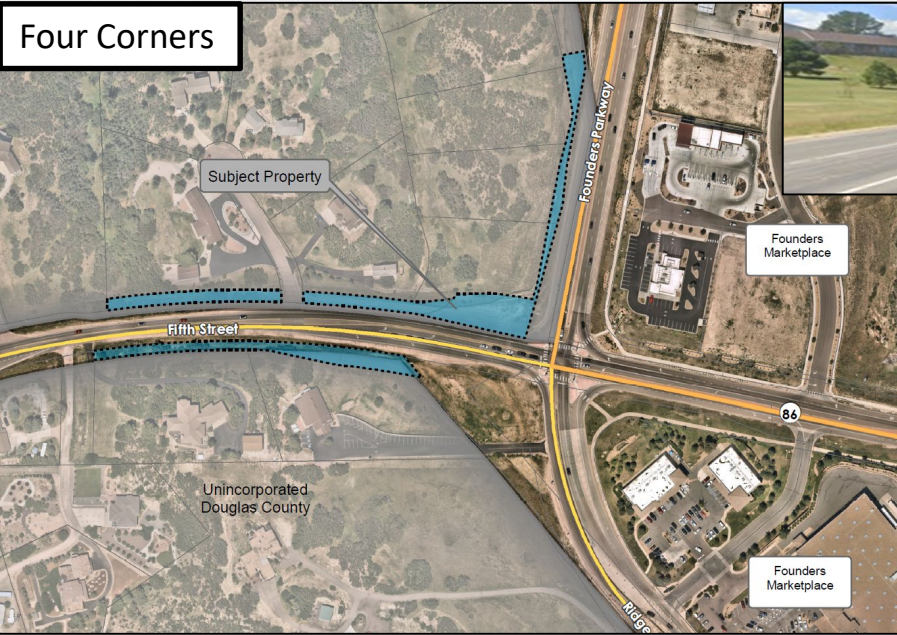
Neighborhood Meeting #1

February 28, 2024



VICINITY MAPS

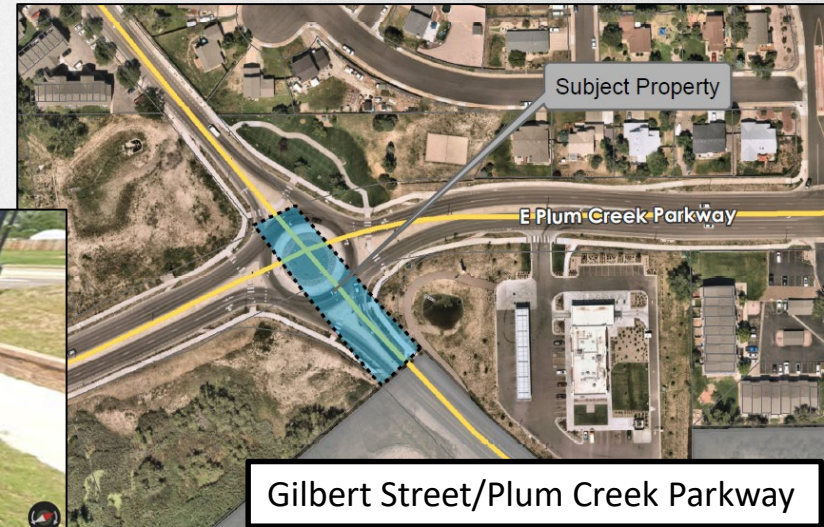
Four Corners



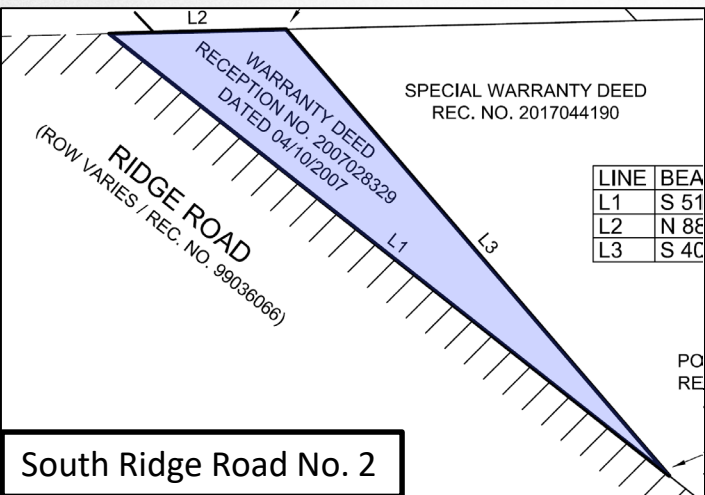
South Ridge Road No. 1



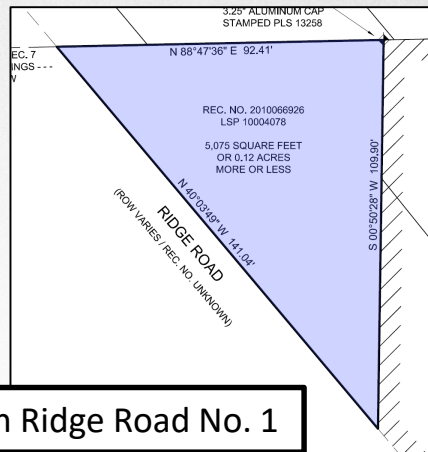
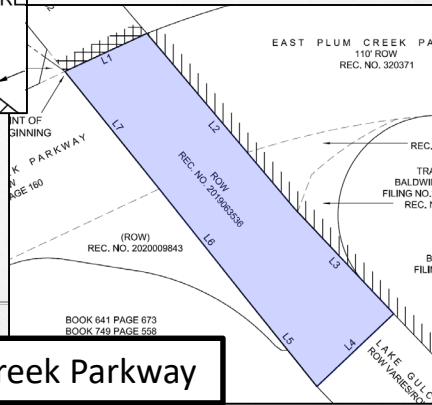
VICINITY MAPS



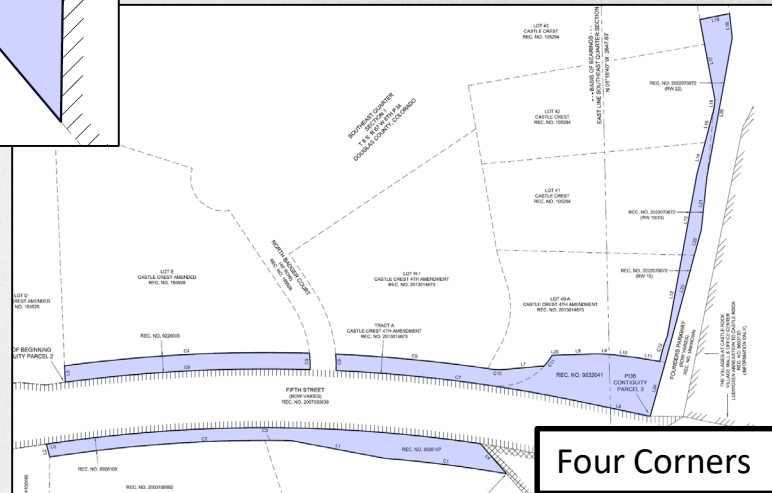
WHY ANNEX?



South Ridge Road No. 1



Gilbert Street/Plum Creek Parkway



Four Corners

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