

## 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

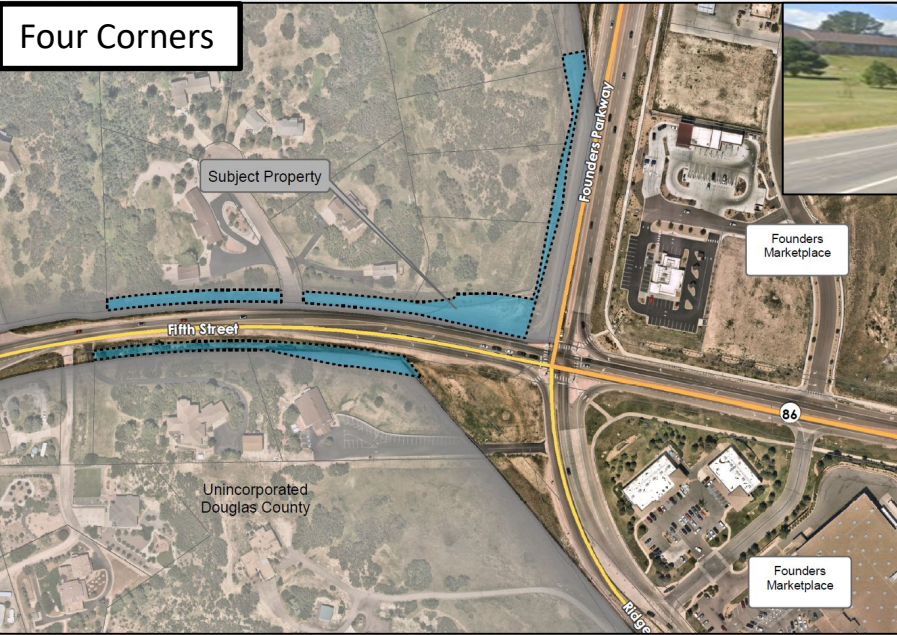
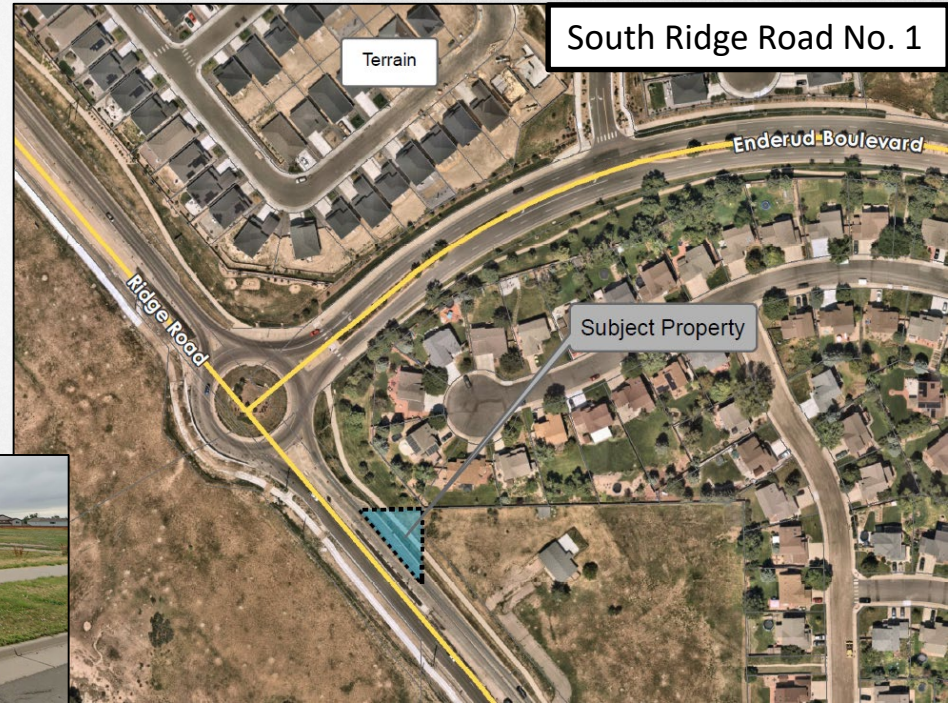
Neighborhood Meeting #1

February 28, 2024

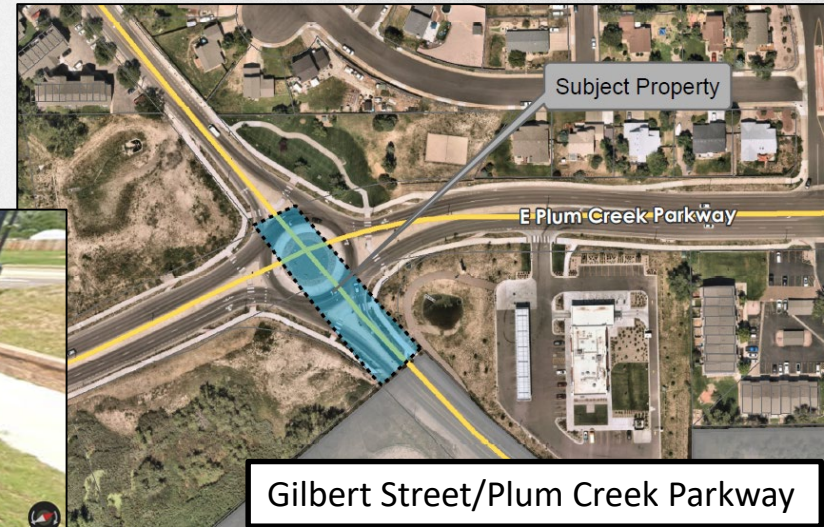


# VICINITY MAPS

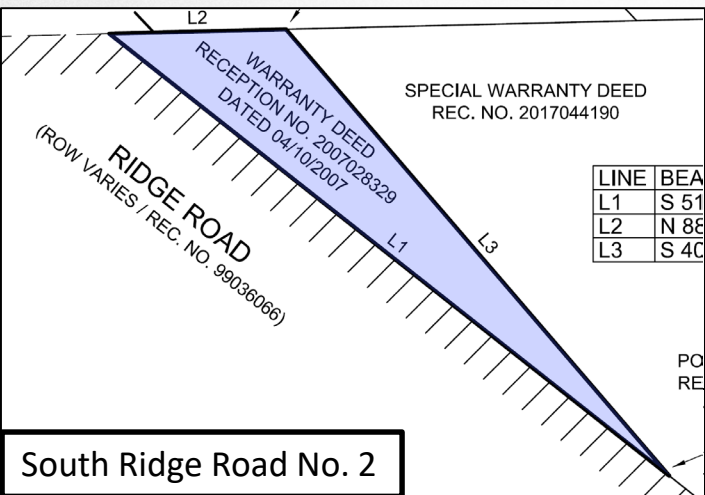
Four Corners



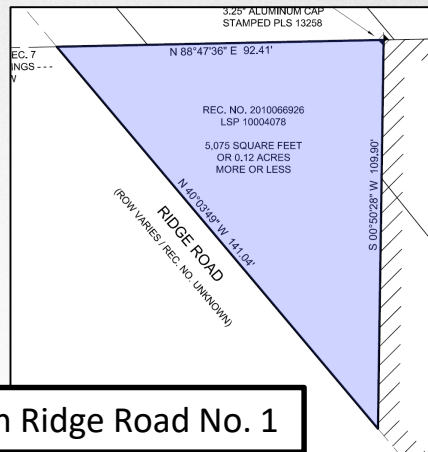
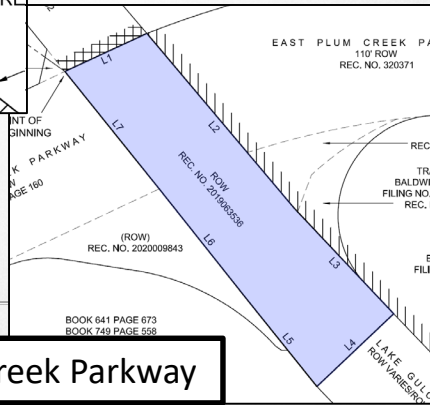
# VICINITY MAPS



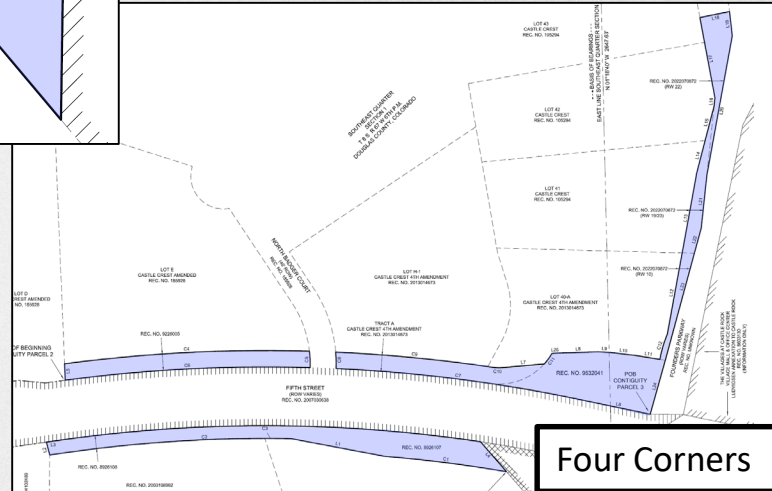
# WHY ANNEX?



# 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 – 1<sup>st</sup> Reading
- Town Council – 2<sup>nd</sup> Reading

# THANK YOU FOR PARTICIPATING

# QUESTIONS / COMMENTS