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ORDINANCE NO. 2026-016

**AN ORDINANCE APPROVING THE INITIAL ZONING FOR 44.94
ACRES OF LAND OWNED BY THE TOWN AND LOCATED IN THE
NORTHWEST QUARTER OF SECTION 14, THE EASTERN HALF OF
SECTION 15 AND THE EAST HALF OF SECTION 22, TOWNSHIP 8
SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
DOUGLAS COUNTY, COLORADO
(Crystal Valley Interchange - East Initial Zoning)**

WHEREAS, the Town of Castle Rock, Colorado (the “Town”) is the sole owner of 44.94 acres of land in unincorporated Douglas County, as more particularly described on the map attached as *Exhibit A* and legal description attached as *Exhibit B* (the “Property”); and

WHEREAS, pursuant to the Town’s request, the annexation of the Property was approved by the Town Council at tonight’s meeting; and

WHEREAS, Town staff has recommended that the Property be zoned as Public Land-1 pursuant to Section 17.30.020 of the Castle Rock Municipal Code (the “Code”), which zone district allows public right-of-way and public improvements as permitted uses by right; and

WHEREAS, according to Section 20.02.030 of the Code, the Town Council may evaluate the Town’s zoning application for the Property concurrently with the annexation request; and

WHEREAS, at its April 23, 2026, meeting, the Planning Commission reviewed the Town’s zoning application in a public hearing and voted to recommend its approval; and

WHEREAS, the Town Council has conducted the required public hearing on the initial zoning of the Property in accordance with the applicable provisions of the Code.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Findings. Based upon the testimony and evidence presented at tonight’s hearing, pursuant to the requirements of Section 17.02.060.C of the Code, the Town Council makes the following findings:

- A. The zoning of the Property is not subject to any existing land use intergovernmental agreements;
- B. The proposed zoning conforms to the most recently adopted versions of the Town's Vision and Comprehensive Master Plan and other master plans;
- C. The proposed zoning and use of the Property are compatible with existing and planned development on adjacent properties and in the surrounding area;
- D. The use of the Property will have minimal impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation;

- E. It is the intent of the Town that the Property will be used for public right-of-way and the extension of utility and drainage facilities, or will otherwise remain undeveloped. Accordingly, the criteria set forth in Subsections 17.02.060.C.5 and 6 of the Code regarding access to services and infrastructure to support the orderly development of the Property and the positive economic impact potential from the development of the Property are not applicable.

Section 2. Zoning Approval. The Property is hereby zoned to Public Land-1 zoning. The Town's Zoning District Map will be amended to reflect the zoning classification of Public Land-1 for the Property.

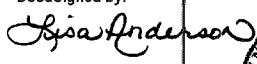
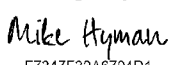
Section 3. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this Ordinance.

Section 4. Safety Clause. The Town Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relationship to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 5th day of May, 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of 6 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED, AND ADOPTED ON SECOND AND FINAL READING this 19th day of May, 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of 7 for and 0 against.

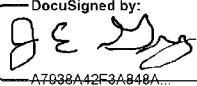
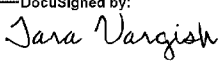
ATTEST:

DocuSigned by:

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 Lisa Anderson, Town
 Approved as to form:
 DocuSigned by:

 F7347F32A6794D1...
 Michael J. Hyman, Town Attorney

DS



TOWN OF CASTLE ROCK

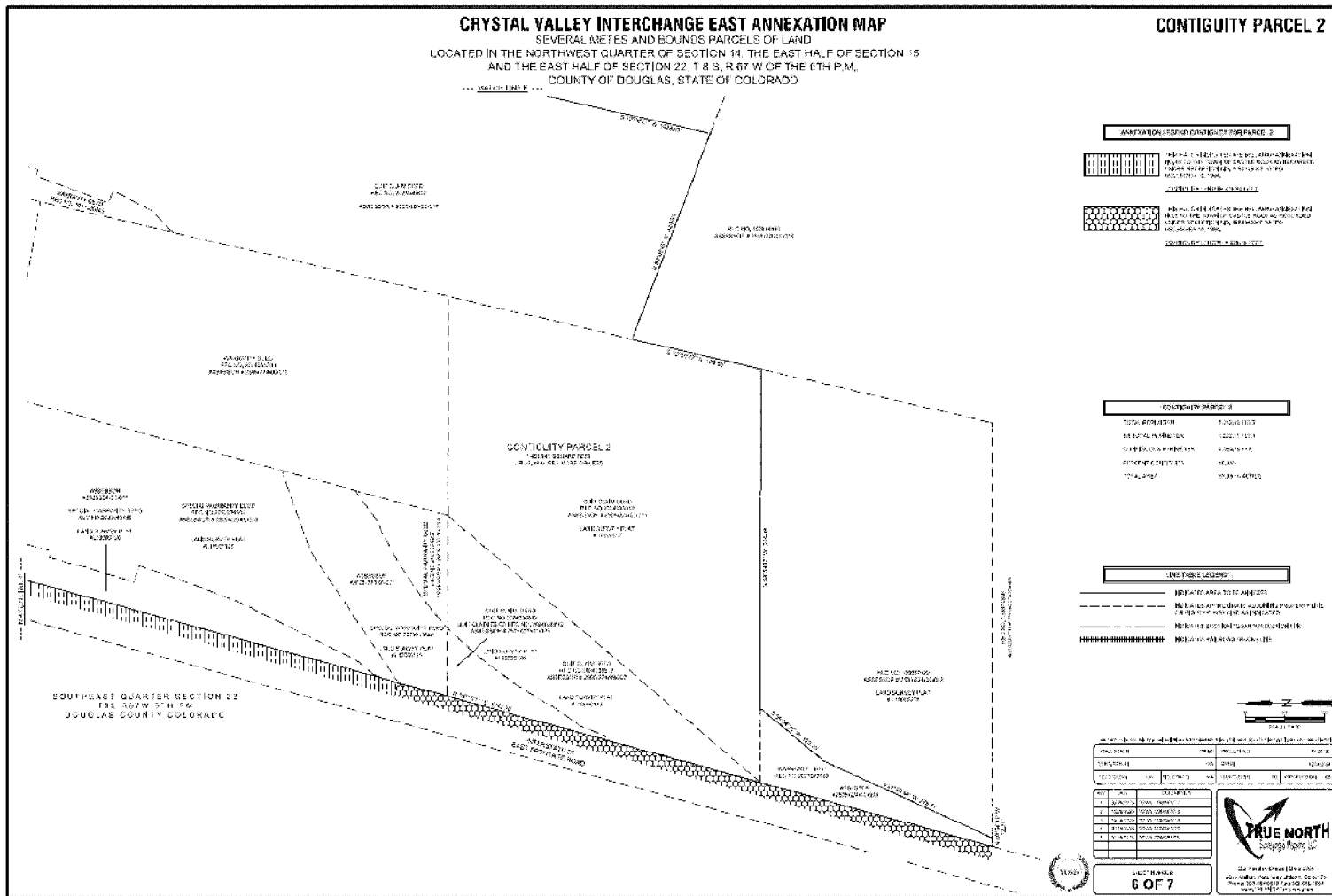
DocuSigned by:

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 Jason Gray, Mayor
 Approved as to content:
 DocuSigned by:

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 Tara Vargish, Development Services Director

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EXHIBIT A

Map of Property to be Zoned
(see attached)

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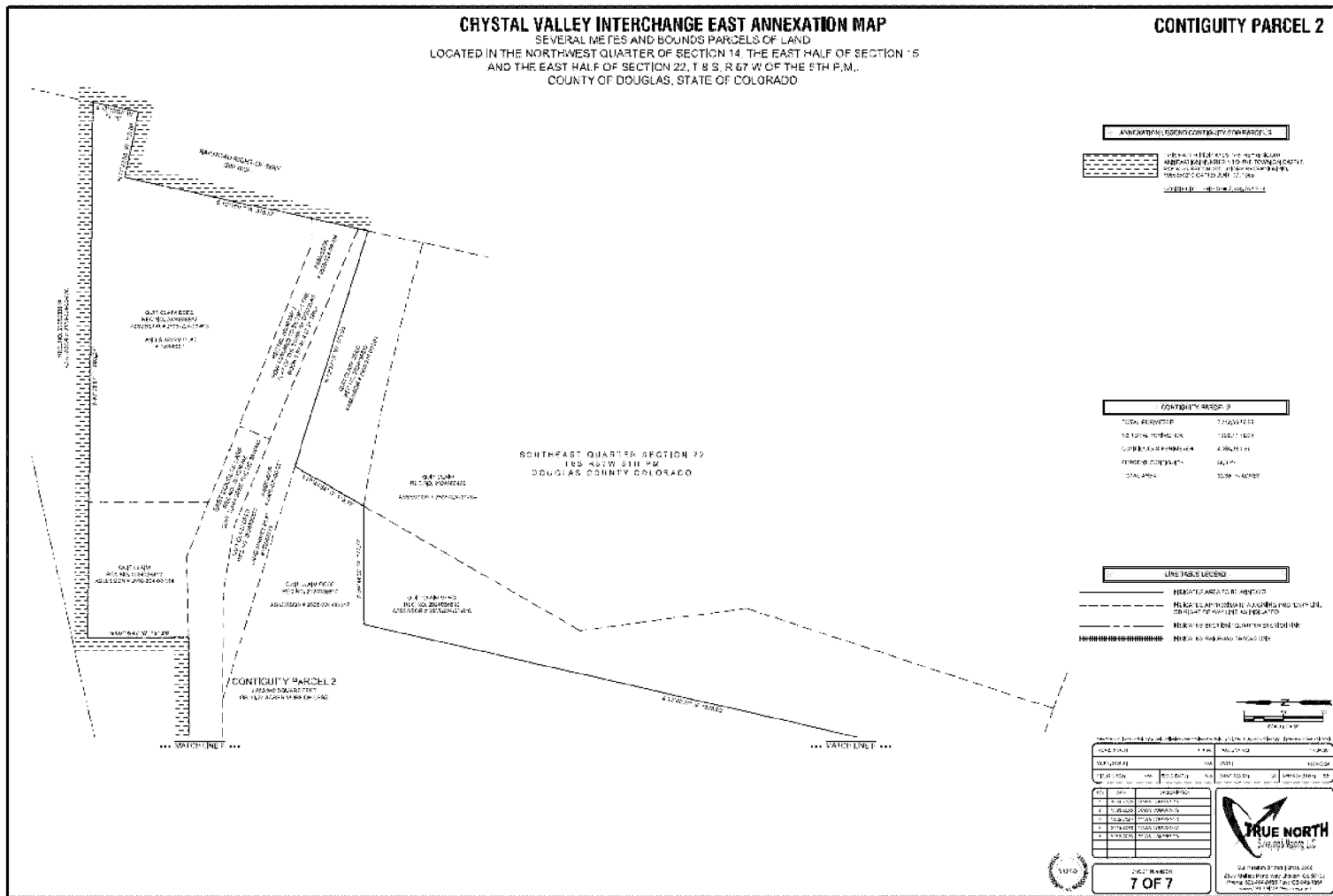


EXHIBIT B

Legal Description of Property to be Zoned

TWO CONTIGUITY PARCELS OF LAND CREATING THE CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION TO THE TOWN OF CASTLE ROCK, SITUATED IN NORTHEAST QUARTER SECTION 14, THE EAST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

CONTIGUITY PARCEL 1

A PARCEL OF LAND BEING A PORTION OF WILCOX STREET RIGHT OF WAY DESCRIBED UNDER RECEPTION NO. 2014065872 AND BOOK 853 PAGE 226, AND A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2021115673, ALL IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, CREATING CONTIGUITY PARCEL 1 OF SAID CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION TO THE TOWN OF CASTLE ROCK, SITUATED IN NORTHWEST QUARTER OF SECTION 14, THE EAST HALF OF SECTION 15, AND THE EAST HALF OF SECTION 22, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 23524 WHENCE A LINE TO THE NORTHEAST CORNER OF SAID SECTION 22, BEING A 8 FOOT TALL CONCRETE PILLAR AS PER MONUMENT RECORDS ON FILE ASSUMED TO BEAR N 00°08'44" W, A DISTANCE OF 2661.03 FEET;

THENCE N 00°08'44" W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22 A DISTANCE OF 2661.03 FEET TO SAID 8 FOOT TALL CONCRETE PILLAR;

THENCE N 00°35'50" W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15 A DISTANCE OF 2656.57 FEET TO THE EAST QUARTER CORNER OF SECTION 15, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 6935;

THENCE N 89°48'09" W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15 A DISTANCE OF 338.93 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING ON THE EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY AND THE WESTERLY LINE OF SAID 33 FOOT RIGHT OF WAY AS DESCRIBED UNDER RECEPTION NO. 199009022 OF SAID CLERKS' OFFICE;

THENCE ALONG THE EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY THE FOLLOWING THREE (3) COURSES:

- 1) S 22°21'07" W, A DISTANCE OF 934.55 FEET;

- 2) ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 5519.60 FEET, A CENTRAL ANGLE OF $07^{\circ}00'00''$, AN ARC LENGTH OF 674.34 FEET, WHOSE CHORD BEARS S $18^{\circ}51'07''$ W, A DISTANCE OF 673.92 FEET;
- 3) S $15^{\circ}21'07''$ W, A DISTANCE OF 2720.65 FEET TO A COMMON CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2019024370 AND SAID RECEPTION NO. 2021115673 OF SAID CLERKS' OFFICE;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 2021115673 THE FOLLOWING FOUR (4) COURSES:

- 1) S $89^{\circ}29'18''$ E, A DISTANCE OF 67.63 FEET;
- 2) S $00^{\circ}40'08''$ W, A DISTANCE OF 97.22 FEET;
- 3) S $13^{\circ}02'17''$ E, A DISTANCE OF 197.67 FEET;
- 4) N $89^{\circ}47'13''$ W, A DISTANCE OF 190.62 FEET TO A POINT ON SAID EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG SAID EASTERLY LINE, S $15^{\circ}21'07''$ W, A DISTANCE OF 1434.43 FEET TO A COMMON CORNER OF SAID WILCOX STREET RIGHT OF WAY AND A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2006038619 AND A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2011036243 OF SAID CLERKS' OFFICE;

THEN ALONG THE SOUTHERLY LINE OF SAID WILCOX STREET RIGHT OF WAY, S $89^{\circ}26'39''$ W, A DISTANCE OF 59.27 FEET TO THE SOUTHEAST CORNER OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG THE WESTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES):

- 1) N $15^{\circ}21'07''$ E, A DISTANCE OF 4471.73 FEET;
- 2) ON A CURVE TO THE RIGHT, WITH A RADIUS OF 5576.60 FEET, A CENTRAL ANGLE OF $07^{\circ}00'00''$, AN ARC LENGTH OF 681.30 FEET, WHOSE CHORD BEARS N $18^{\circ}51'07''$ E, A DISTANCE OF 680.88 FEET;
- 3) N $22^{\circ}21'07''$ E, A DISTANCE OF 1298.00 FEET;
- 4) ON A CURVE TO THE LEFT, WITH A RADIUS OF 5882.60 FEET, A CENTRAL ANGLE OF $07^{\circ}51'02''$, AN ARC LENGTH OF 806.02 FEET, WHOSE CHORD BEARS N $18^{\circ}25'36''$ E, A DISTANCE OF 805.39 FEET;
- 5) N $14^{\circ}30'07''$ E, A DISTANCE OF 968.30 FEET TO THE NORTHWEST CORNER OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG THE NORTHERLY LINE OF SAID WILCOX STREET RIGHT OF WAY, S 75°29'53" E, A DISTANCE OF 57.00 FEET TO THE NORTHEAST CORNER OF SAID WILCOX STREET RIGHT OF WAY;

THENCE ALONG THE EASTERLY LINE OF SAID WILCOX STREET RIGHT OF WAY THE FOLLOWING THREE (3) COURSES:

- 1) S 14°30'07" W, A DISTANCE OF 968.30 FEET;
- 2) ON A CURVE TO THE RIGHT, WITH A RADIUS OF 5939.60 FEET, A CENTRAL ANGLE OF 07°51'02", AN ARC LENGTH OF 813.83 FEET, WHOSE CHORD BEARS S 18°25'36" W, A DISTANCE OF 813.19 FEET;
- 3) S 22°21'07" W, A DISTANCE OF 363.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 503,553 SQUARE FEET OR 11.56 ACRES MORE OR LESS

CONTIGUITY PARCEL 2

A PARCEL OF LAND BEING ALL OF OR PORTIONS OF RECEPTION NO. 2024036812, RECEPTION NO. 2023053455, RECEPTION NO. 2020034907, RECEPTION NO. 2021043623, RECEPTION NO. 2024054333, RECEPTION NO. 2011036243, IN THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, CREATING CONTIGUITY PARCEL 2 OF SAID CRYSTAL VALLEY INTERCHANGE EAST ANNEXATION TO THE TOWN OF CASTLE ROCK, SITUATED IN SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED PLS 23524 WHENCE A LINE TO THE NORTHEAST CORNER OF SAID SECTION 22, BEING A 8 FOOT TALL CONCRETE PILLAR AS PER MONUMENT RECORDS ON FILE ASSUMED TO BEAR N 00°08'44" W, A DISTANCE OF 2661.03 FEET;

THENCE S 77°16'43" W, A DISTANCE OF 2179.65 FEET TO THE MOST SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2006038619, ALSO BEING THE SOUTHEAST CORNER OF WILCOX STREET DESCRIBED UNDER RECEPTION NO. 2014065872 AND THE NORTH WEST CORNER OF EAST DOUGLAS LANE DESCRIBED UNDER SAID RECEPTION NO. 2011036243, ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY LINE OF SAID EAST DOUGLAS LANE ALSO BEING THE SOUTHERLY LINE OF SAID RECEPTION NO. 2006038619, N 89°26'39" E, A DISTANCE OF 814.31 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, ALONG A COMMON LINE BETWEEN SAID RECEPTION NO. 2006038619 AND RECEPTION NO. 2024036812, N 00°16'49" W, A DISTANCE OF 151.88 FEET;

THENCE ALONG THE SOUTHERLY LINE OF SAID RECEPTION NO. 2006038619, ALSO BEING THE NORTHERLY LINE OF SAID RECEPTION NO. 2024036812, S 89°28'51" E, A DISTANCE OF 803.01 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2006038619, ALSO BEING THE NORTHEAST CORNER OF SAID RECEPTION NO. 2024036812, SAID SOUTHEAST CORNER ALSO BEING ON THE WESTERLY RAILROAD RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (BOOK AND PAGE UNKNOWN);

THENCE ALONG SAID WESTERLY RAILROAD RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) S 12°16'07" W, A DISTANCE OF 71.18 FEET;
- 2) N 77°43'53" W, A DISTANCE OF 100.00 FEET;
- 3) S 12°16'07" W, A DISTANCE OF 376.32 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2024036812;

THENCE ALONG THE NORTHERLY LINE OF SAID RECEPTION NO. 2024036812, N 72°38'03" W A DISTANCE OF 370.03 FEET TO A CORNER OF SAID RECEPTION NO. 2024036812;

THENCE S 29°44'54" W, A DISTANCE OF 119.17 FEET;

THENCE S 89°44'02" W, A DISTANCE OF 177.72 FEET;

THENCE S 12°46'27" W, A DISTANCE OF 1028.63 FEET TO A CORNER OF SAID RECEPTION NO. 2024036812, SAID CORNER ALSO BEING ON THE NORTHERLY LINE OF RECEPTION NO. 199814836 OF SAID CLERK'S OFFICE;

THENCE ALONG THE COMMON LINE OF SAID RECEPTION NO. 2024036812 AND SAID RECEPTION NO. 199814836 OF SAID CLERK'S OFFICE, N 69°03'46" W, A DISTANCE OF 329.60 FEET;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 2024036812 THE FOLLOWING TWO (2) COURSES:

- 1) S 12°59'22" W, A DISTANCE OF 199.55 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2024036812;
- 2) N 89°54'37" W, A DISTANCE OF 508.39 FEET TO A CORNER OF SAID RECEPTION NO. 2021043623;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 2021043623 THE FOLLOWING THREE (3) COURSES:

- 1) S 39°34'15" W, A DISTANCE OF 123.70 FEET;

- 2) S 24°20'44" W, A DISTANCE OF 278.77 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 2021043623;
- 3) N 89°54'33" W, A DISTANCE OF 12.71 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2021043623, SAID CORNER ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 25 (BOOK AND PAGE UNKNOWN);

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, ALSO BEING THE WESTERLY LINES OF SAID RECEPTION NO. 2021043623, SAID RECEPTION NO. 2024036812, SAID RECEPTION NO. 2023053455, SAID RECEPTION NO. 2020034907, N 15°18'11" E, A DISTANCE OF 1747.70 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION FOR CONTIGUITY PARCEL 2 CONTAINS 1,453,940 SQUARE FEET OR 33.38 ACRES MORE OR LESS.