

Neighborhood Meeting Summary

Application: Planned Development Plan and Zoning Regulations Amendment

Property Owner: Town of Castle Rock and CVR PA3A LLC

Meeting: #1

Date/Time: Tuesday, December 9, 2025 @ 5:30 pm (Adjourned at 6:30 pm)

Meeting Location: Town Hall, Town Council Chambers

Councilmember District: Councilmember Dietz

Applicant's Proposal:

The Town and CVR PA3A LLC are proposing to rezone a 45-foot-wide strip of land owned by the Town from Public Land to residential, and to rezone a similar size area owned by CVR PA3A LLC from residential to Public Land to affect the land swap provisions of the Memorandum of Understanding (MOU) approved by Town Council on Oct 21st. In summary, this proposed rezoning would shift the current developable area of the project approximately 45-feet to the west, and create new public land dedication on the east side of the property adjacent to existing homes. The vicinity map and presentation are attached.

Attendees

Town Staff Attendees:

Tara Vargish, P.E., Development Services Director

Sandy Vossler, Senior Planner

Amber Melendez, Enterprise Business Analyst

Developer Representatives:

Gregg Brown, CVR PA3A LLC

Jim Mill, Legacy Consulting Engineers

Karen Henry, Henry Design Group

Public Attendees:

2 In-person Attendees

Presentation Description

Applicant's Presentation:

Ms. Vargish explained the land swap agreement outlined in the MOU and the purpose which is to shift the developable area of Planning Area (PA) 3A west, away from the existing single-family detached home neighbor (PA 3), and create a wider buffer between the two neighborhoods. To this end, a 45-foot wide strip (0.915 ac) of Public Land adjacent to the west boundary of PA 3A is being conveyed to the CVR PA3A LLC and zoned for residential development (R-MF-24). In turn the developer is zoning 0.915 acres as Public Land along the east boundary of PA 3A where it will expand the buffer between the two neighborhoods. The swap does not change the amount of Public Land dedicated in Crystal Valley Ranch, nor does it

change the developable area of PA 3A. The zoning of PA 3A, inclusive of the 45-foot wide strip, remains R-MF-24 with no changes proposed.

Questions Presented to Applicant:

Q: What objections were raised during the public hearings related to the Douglas County School District's relinquishment of the site, and the proposed residential development?

A: Surrounding neighbors wanted to see PA 3A remain available for park use or a new recreation center on the site. Staff explained the property is not zoned for a park or recreation center. In addition, the neighbors did not want any connection of local residential streets between the neighborhoods.

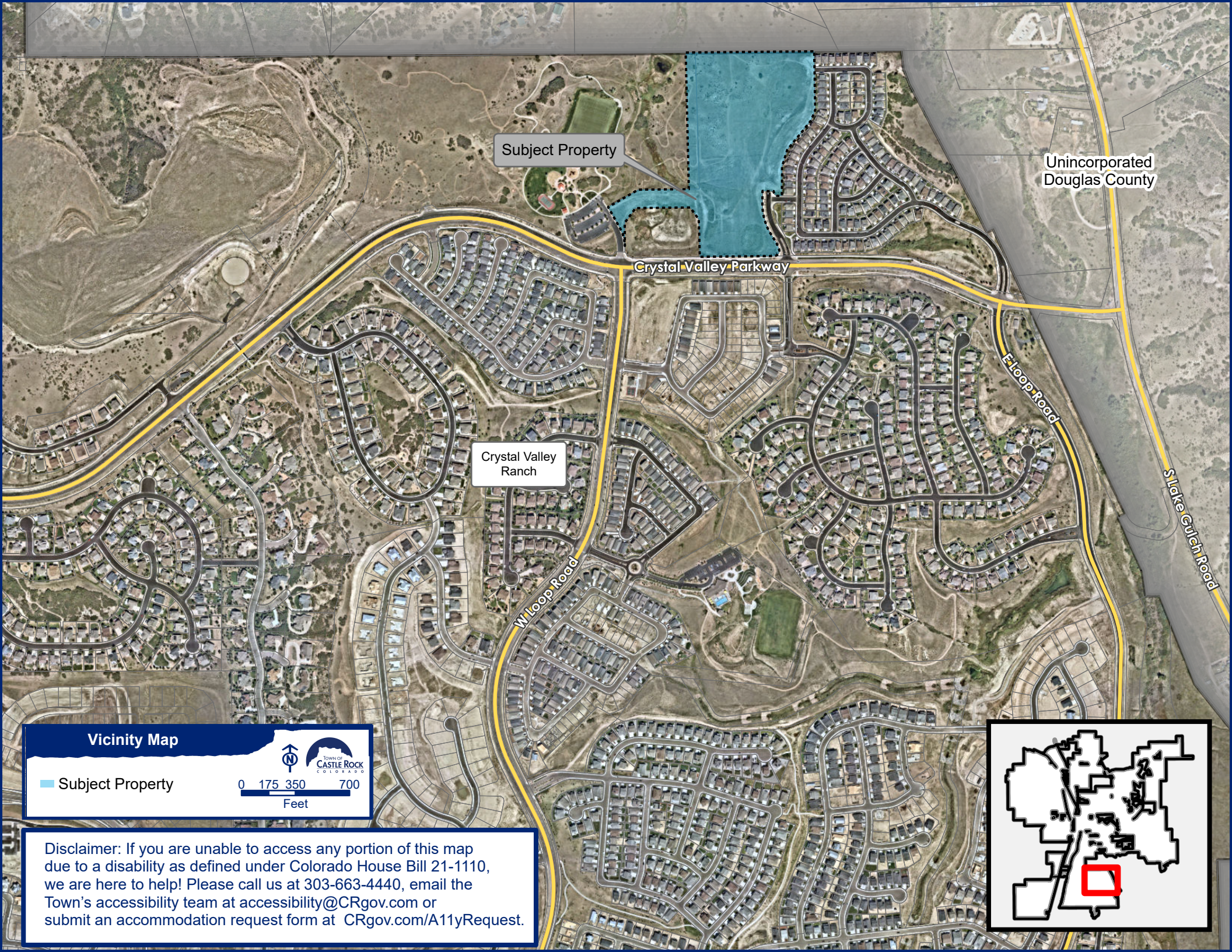
Q: Why doesn't the school district plan to use the site for a school?

A: The school district operates independent of the Town. The district regularly assesses growth and placement of future schools. There remains a dedicated school site in Crystal Valley Ranch, as well as in the Lanterns and Dawson Trails that may be used to serve south Castle Rock.

Q: Is the disc golf area going away or being reduced in half?

A: The temporary disc golf area is being relocated to the west, and will retain 18 holes.

Comment: A general statement that they appreciated the plan for single family homes in this area and that the developer has worked with the residents and Town.



Subject Property

Unincorporated
Douglas County

Crystal Valley Parkway

Crystal Valley
Ranch

W Loop Road

E Loop Road

Slake Gulch Road

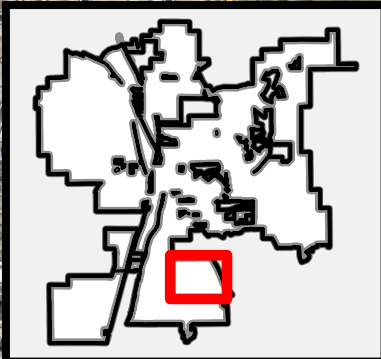
Vicinity Map



Subject Property

0 175 350 700
Feet

Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! Please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at CRgov.com/A11yRequest.



CRYSTAL VALLEY RANCH PLANNED DEVELOPMENT, AMENDMENT NO. 7

REZONING

NEIGHBORHOOD MEETING
DECEMBER 9, 2025



VICINITY MAP

Located north of Loop Road, east of Rhyolite Park

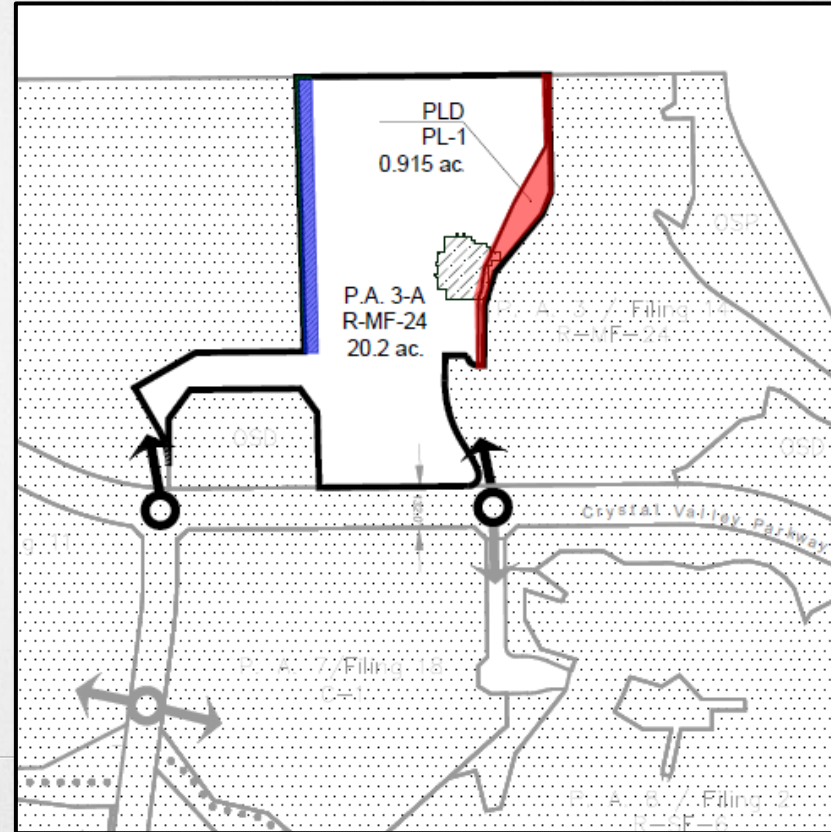
- Parcel originally planned for either school site or residential development.
- School is not proceeding, developer is now able to complete residential development.



PURPOSE OF REZONING

Council approved agreement with developer to shift the developable area to the west

- Allows increased buffer on the eastern side adjacent to existing homes
- 45 ft wide area in **blue** would allow residential
- Area is **red** to be zoned Public Land Dedication



NEXT STEPS

Rezoning Public Hearings:

- Planning Commission – Thursday, December 11th at 6 pm
- Town Council – Tuesday, January 6th at 6 pm

Developer working on Site Development Plan

Staff Contacts: Sandy Vossler, Senior Planner, svossler@crgov.com
Tara Vargish, Director Development Services, tvargish@crgov.com