

Docusign Envelope ID: 125D77FA-BF05-486A-868B-A7201CF9B67C

ORDINANCE NO. 2024-023

**AN ORDINANCE APPROVING THE INITIAL ZONING FOR 681.07
ACRES OF LAND OWNED BY THE TOWN OF CASTLE ROCK,
COLORADO, AND LOCATED IN SECTION 16 AND THE NORTH HALF
OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH
PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO
(Lost Canyon Ranch Initial Zoning)**

WHEREAS, the Town of Castle Rock, Colorado (the “Town”) is the sole owner of 681.07 acres of land in unincorporated Douglas County located at 6581 Lost Canyon Ranch Road to the south and east of the existing Castlewood Ranch development and west of Castlewood Canyon State Park, all as more particularly described on the Annexation 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 for active and developed parks, recreation facilities and related uses including, but not limited to, restrooms, parking and drives as permitted uses by right; and

WHEREAS, the primary use of the parcel will be passive open space, and will include trails and associated facilities to be constructed and/or installed by the Town in the near future; 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 September 26, 2024 meeting, the Planning Commission reviewed the Town’s zoning application in a public hearing and voted unanimously 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;

Docusign Envelope ID: 125D77FA-BF05-486A-868B-A7201CF9B67C

- B. The proposed zoning conforms to the most recently adopted versions of the Town's Vision and Comprehensive Master Plan. The Property is not located within the boundaries of any sub-area or corridor plan;
- 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 primary use of the Property as passive open space will have minimal impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation;
- E. Because the primary use of the Property will be passive open space, the criteria set forth in Subsections 17.02.060.C.5 and C.6 of the Code regarding the orderly development and positive economic impact 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.

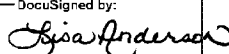
Section 3. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this Ordinance.

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 15th day of October, 2024, 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

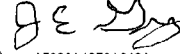
PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 5 day of November, 2024, by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against

ATTEST:

DocuSigned by:

 Lisa Anderson, Town Clerk



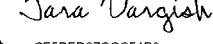
TOWN OF CASTLE ROCK

DocuSigned by:

 Jason Gray, Mayor

Approved as to form:


 Michael J. Hyman, Town Attorney

Approved as to content:


 Tara Vargish, Development Services Director

DocuSign Envelope ID: 125D77FA-BF05-486A-868B-A7201CF9B67C

EXHIBIT A

Annexation Map of Property
(see attached)

4



Docusign Envelope ID: 125D77FA-BF05-486A-868B-A7201CF9B67C

EXHIBIT B

Legal Description of Property

A TRACT OF LAND SITUATED IN SECTION 16 AND IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 16 AND CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 TO BEAR NORTH 00 DEGREES 18 MINUTES 53 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00 DEGREES 18 MINUTES 53 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 2664.39 FEET

THENCE NORTH 00 DEGREES 17 MINUTES 45 SECONDS EAST A DISTANCE OF 2665.22 FEET TO THE NORTHEAST CORNER OF SECTION 16;

THENCE SOUTH 89 DEGREES 41 MINUTES 21 SECONDS WEST A DISTANCE OF 2636.41 FEET TO THE NORTH 1/4 CORNER OF SECTION 16;

THENCE SOUTH 89 DEGREES 42 MINUTES 05 SECONDS WEST A DISTANCE OF 1317.65 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16;

THENCE SOUTH 89 DEGREES 40 MINUTES 49 SECONDS WEST A DISTANCE OF 1317.56 FEET TO THE NORTHWEST CORNER OF SECTION 16;

THENCE SOUTH 00 DEGREES 28 MINUTES 12 SECONDS WEST A DISTANCE OF 1324.95 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16;

THENCE SOUTH 00 DEGREES 24 MINUTES 48 SECONDS WEST A DISTANCE OF 1325.28 FEET TO THE WEST 1/4 CORNER OF SECTION 16;

THENCE SOUTH 00 DEGREES 26 MINUTES 08 SECONDS WEST A DISTANCE OF 1325.47 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16;

THENCE SOUTH 00 DEGREES 26 MINUTES 06 SECONDS WEST A DISTANCE OF 1325.47 FEET TO THE SOUTHWEST CORNER OF SECTION 16;

Docusign Envelope ID: 125D77FA-BF05-486A-868B-A7201CF9B67C

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SECTION 16 A DISTANCE OF 1157.84 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 631.25 FEET TO A POINT ON THE CENTER OF A ROADWAY EASEMENT KNOWN AS TONTO RIM ROAD;

THENCE ALONG SAID CENTER OF ROADWAY EASEMENT FOR THE NEXT (3) COURSES:

1. THENCE SOUTH 01 DEGREES 11 MINUTES 41 SECONDS EAST A DISTANCE OF 460.00 FEET TO A POINT OF CURVE;

2. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 416.26 FEET, SAID CURVE HAS A RADIUS OF 1412.21 FEET AND A CENTRAL ANGLE OF 16 DEGREES 53 MINUTES 18 SECONDS TO A POINT OF TANGENT;

3. THENCE SOUTH 18 DEGREES 04 MINUTES 59 SECONDS EAST ALONG SAID TANGENT A DISTANCE OF 600.00 FEET TO THE POINT ON THE CENTER LINE OF WILLOW CREEK ROAD;

THENCE ALONG THE CENTERLINE OF WILLOW CREEK ROAD FOR THE NEXT TWELVE (12) COURSES:

1. THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 199.30 FEET, SAID CURVE HAS A RADIUS OF 977.18 FEET AND A CENTRAL ANGLE OF 11 DEGREES 41 MINUTES 09 SECONDS WITH A CHORD THAT BEARS NORTH 64 DEGREES 31 MINUTES 50 SECONDS EAST A DISTANCE OF 198.96 FEET TO A POINT OF TANGENT;

2. THENCE NORTH 70 DEGREES 22 MINUTES 24 SECONDS EAST ALONG SAID TANGENT A DISTANCE OF 422.74 FEET TO A POINT OF CURVE;

3. THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 97.65 FEET, SAID CURVE HAS A RADIUS OF 188.12 FEET AND A CENTRAL ANGLE OF 29 DEGREES 44 MINUTES 29 SECONDS TO A POINT OF TANGENT;

4. THENCE NORTH 40 DEGREES 37 MINUTES 57 SECONDS EAST ALONG SAID TANGENT A DISTANCE OF 303.57 FEET TO A POINT OF CURVE;

Docusign Envelope ID: 125D77FA-BF05-486A-868B-A7201CF9B67C

5. THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 126.55 FEET, SAID CURVE HAS A RADIUS OF 224.92 FEET AND A CENTRAL ANGLE OF 32 DEGREES 14 MINUTES 14 SECONDS TO A POINT OF TANGENT.

6. THENCE NORTH 08 DEGREES 23 MINUTES 40 SECONDS EAST ALONG SAID TANGENT A DISTANCE OF 168.27 FEET TO A POINT OF CURVE;

7. THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 95.92 FEET, SAID CURVE HAS A RADIUS OF 137.68 FEET AND A CENTRAL ANGLE OF 39 DEGREES 55 MINUTES 02 SECONDS TO A POINT OF TANGENT;

8. THENCE NORTH 31 DEGREES 31 MINUTES 20 SECONDS WEST ALONG SAID TANGENT A DISTANCE OF 250.00 FEET TO A POINT OF CURVE;

9. THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 117.53 FEET, SAID CURVE HAS A RADIUS OF 236.93 FEET AND A CENTRAL ANGLE OF 28 DEGREES 25 MINUTES 18 SECONDS TO A POINT OF TANGENT;

10. THENCE NORTH 59 DEGREES 56 MINUTES 37 SECONDS WEST ALONG SAID TANGENT A DISTANCE OF 90.00 FEET TO A POINT OF CURVE;

11. THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 69.11 FEET, SAID CURVE HAS A RADIUS OF 176.99 FEET A AND A CENTRAL ANGLE OF 22 DEGREES 22 MINUTES 21 SECONDS TO A POINT OF TANGENT;

12. THENCE NORTH 37 DEGREES 34 MINUTES 19 SECONDS WEST ALONG SAID TANGENT A DISTANCE OF 100.01 FEET;

THENCE NORTH 57 DEGREES 52 MINUTES 31 SECONDS EAST A DISTANCE OF 818.37 FEET;

THENCE SOUTH 04 DEGREES 29 MINUTES 01 SECONDS WEST A DISTANCE OF 163.98 FEET;

THENCE SOUTH 61 DEGREES 46 MINUTES 34 SECONDS EAST A DISTANCE OF 267.34 FEET;

Docusign Envelope ID: 125D77FA-BF05-486A-868B-A7201CF9B67C

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 470.00 FEET;

THENCE NORTH 76 DEGREES 51 MINUTES 46 SECONDS EAST A DISTANCE OF 666.95 FEET;

THENCE NORTH 10 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 308.01 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 1615.65 FEET

THENCE SOUTH 00 DEGREES 18 MINUTES 56 SECONDS WEST A DISTANCE OF 348.50 FEET TO THE SOUTH LINE OF SECTION 16;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 120.01 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PORTION CONVEYED TO HARRY CARL RYBERG JR IN COLORADO QUITCLAIM DEED RECORDED DECEMBER 19, 2023 UNDER RECEPTION NO. **2023052758**.