

Docusign Envelope ID: 383ADDD4-D57B-482D-92FD-299B1578A7AA

ORDINANCE NO. 2025-031

**AN ORDINANCE APPROVING THE INITIAL ZONING FOR 0.21
ACRES OF LAND OWNED BY THE TOWN AND LOCATED IN THE
NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS
COUNTY, COLORADO
(East Plum Creek Trail Initial Zoning)**

WHEREAS, the Town of Castle Rock, Colorado (the “Town”) is the sole owner of 0.21 acres of land in unincorporated Douglas County that is located north of the Crystal Valley Parkway, east of the East Interstate 25 Frontage Road, and west of the Union Pacific Railroad Right-of-Way, all 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-2 pursuant to Section 17.30.020 of the Castle Rock Municipal Code (the “Code”), which zone district allows open space and trail uses, as well as associated service facilities and parking, 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 July 24, 2025 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;
- 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;

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D. The use of the Property as a public trail corridor will have minimal impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation;

E. Because the use of the Property will be a public trail corridor, the criteria set forth in Subsections 17.02.060.C.5 and 6 of the Code regarding the orderly development and positive economic impact of the Property are not applicable.

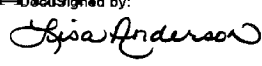

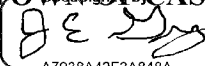
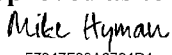
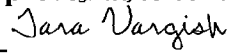
Section 2. Zoning Approval. The Property is hereby zoned to Public Land-2 zoning. The Town's Zoning District Map will be amended to reflect the zoning classification of Public Land-2 for the Property.

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 19th day of August, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of 7 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

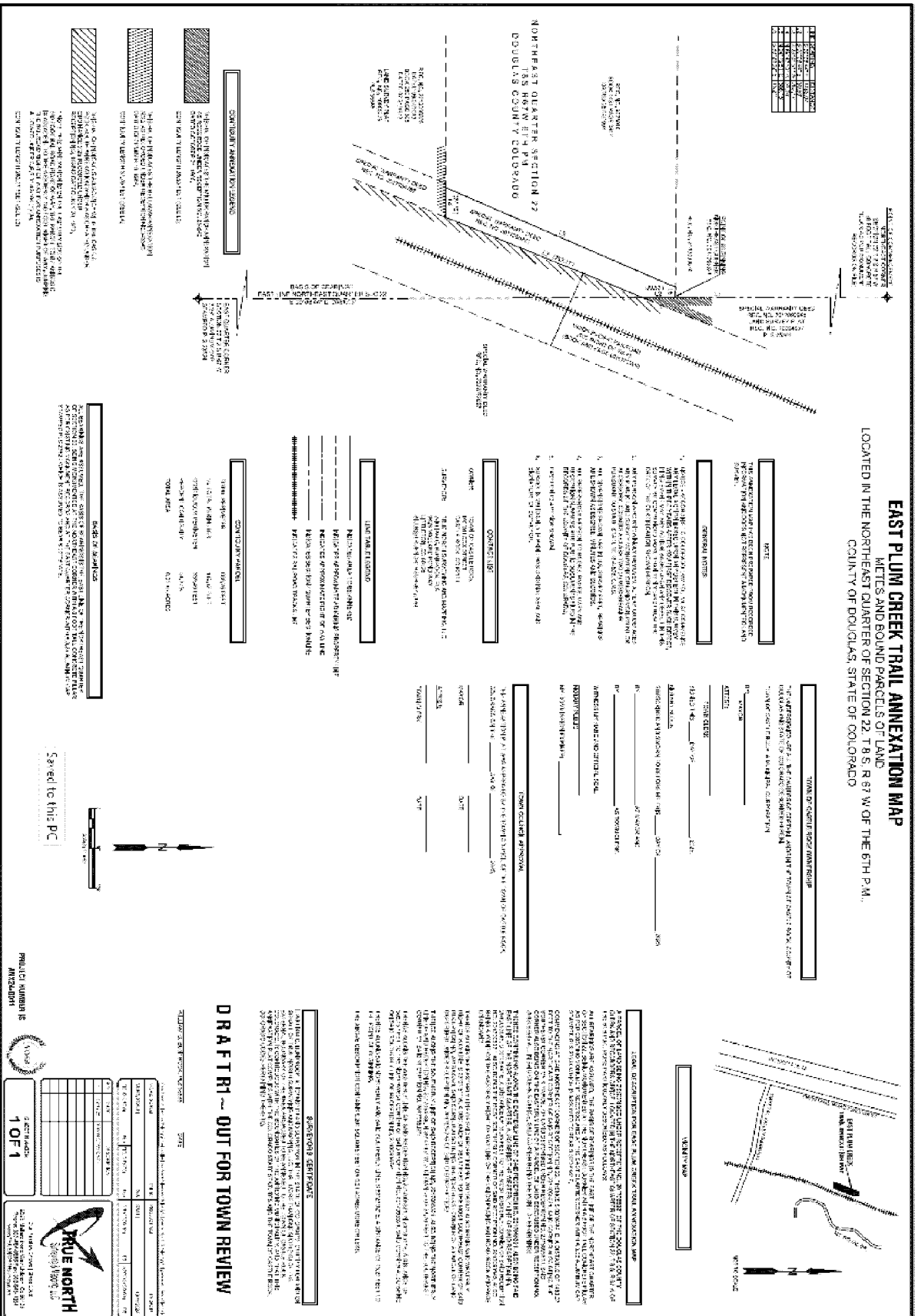
PASSED, APPROVED, AND ADOPTED ON SECOND AND FINAL READING this 2 day of September, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of 7 for and 0 against.

<p>ATTEST: DocuSigned by:  298A8A4EDEF34F... Lisa Anderson, Town Clerk</p>	<p>DS</p> 	<p>TOWN OF CASTLE ROCK DocuSigned by:  A7938A42F3A848A... Jason Gray, Mayor</p>
<p>Approved as to form: DocuSigned by:  F7347F32A6794D1... Michael J. Hyman, Town Attorney</p>	<p>Approved as to content: DocuSigned by:  CF5BED67CCC54B8... Tara Vargish, Development Services Director</p>	

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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

A PARCEL OF LAND BEING DESCRIBED UNDER RECEPTION NO. 2017065321 OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, BEING MONUMENTED AT THE NORTHEAST CORNER WITH A 8 FOOT TALL CONCRETE PILLAR AS PER EXISTING MONUMENT RECORDS AND AT THE EAST QUARTER CORNER WITH A 3.25 ALUMINUM CAP STAMPED PLS 23524 WHICH IS ASSUMED TO BEAR S 00°08'44" E.

COMMENCING AT SAID NORTHEAST CORNER OF SECTION 22, THENCE S 00°08'44" E, A DISTANCE OF 1483.07 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 2017065321, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2013093674, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2012093945 ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 2017065321, ALSO BEING SAID EAST LINE OF THE NORTHEAST QUARTER, ALSO BEING THE WESTERLY LINE OF SAID RECEPTION NO. 2012093945, S 00°08'44" E, A DISTANCE OF 39.53 FEET TO THE MOST EASTERLY CORNER OF SAID RECEPTION NO. 2017065321, ALSO BEING THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2012093945, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (BOOK AND PAGE UNKNOWN);

THENCE ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 2017065321 ALSO BEING SAID WESTERLY RIGHT OF WAY LINE, S 23°01'51" W, A DISTANCE OF 262.17 FEET TO THE MOST SOUTHEAST CORNER OF SAID RECEPTION NO. 2017065321, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2017054788 OF SAID CLERK'S OFFICE;

THENCE ALONG THE SOUTHERLY LINE OF SAID RECEPTION NO. 2017065321, ALSO BEING THE NORTHERLY LINE OF SAID RECEPTION NO. 2017054788, N 89°47'13" W, A DISTANCE OF 37.70 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2017065321;

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THENCE ALONG THE WESTERLY LINE OF SAID RECEPTION NO. 2017065321, N 24°19'51" E, A DISTANCE OF 308.15 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2017065321, SAID CORNER ALSO BEING ON SAID SOUTHERLY LINE OF RECEPTION NO. 2013093674;

THENCE ALONG SAID NORTHERLY AND SAID SOUTHERLY LINE, S 89°29'02" E, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 9,201 SQUARE FEET OR 0.21 ACRES MORE OR LESS.



Meeting Date: September 2, 2025

AGENDA MEMORANDUM

To: Mayor and Members of Town Council

From: Tara Vargish P.E., Director, Development Services Department

Title: **Ordinance No. 2025-031: Ordinance Approving the Initial Zoning for 0.21 Acres of Land Owned by the Town and Located in the Northeast Quarter of Section 22, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado [East Plum Creek Trail Initial Zoning] [Second Reading]** [0.21 acres, located north of Crystal Valley Parkway, east of I-25 between the East Frontage Road and the Union Pacific Railroad Right-of-Way]

Executive Summary

The Ordinance was approved on first reading on August 19, 2025 with a vote of 7 to 0, with no changes.

The Town of Castle Rock (Town), property owner and applicant, has submitted an application proposing to annex and zone a 0.21-acre parcel, to be known as the East Plum Creek Trail Annexation (Attachments B through D). The East Plum Creek Trail traverses the property.

This Town-owned parcel is located north of Crystal Valley Parkway, east of the East Frontage Road and west of the Union Pacific Railroad (RR) Right-of-Way (ROW) (Figure 1 and Attachment A). This proposed annexation and zoning is part of a larger initiative to bring Town-owned properties into the municipal boundaries and under Town jurisdiction.

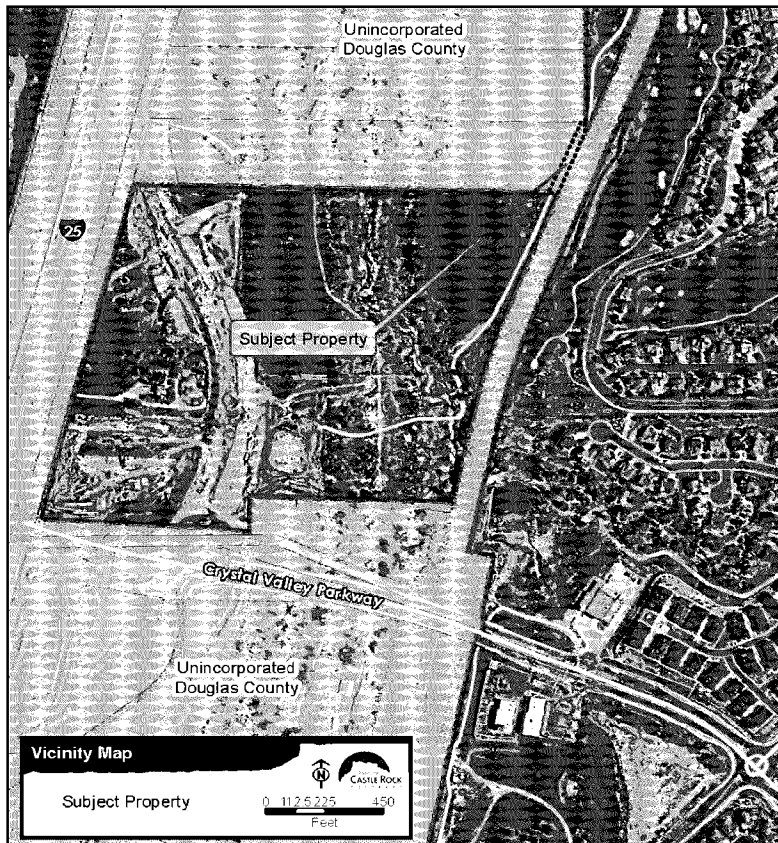


Figure 1: East Plum Creek Trail Vicinity Map

The parcel is currently zoned Agricultural One (A-1) in unincorporated Douglas County. The proposed Town zoning is Public Land-2 (PL-2), a straight zone district classification established in the Municipal Code, Section 17.30.030 and intended for municipally owned property and public uses (Attachment E). Permitted uses in the PL-2 zone district include open space and public trails. The Town does not intend to change the current use of the property as a public trail.

Per the Colorado Statutes and the Town's Municipal Code, annexations that do not include public ROW are required to be heard by Town Council only. Therefore, Planning Commission was asked to consider and provide a recommendation on the zoning proposal only. At a public hearing on July 24, 2025, Planning Commission voted 7 – 0 to recommend approval of the Public Land – 2 zoning to Town Council.

Background

Existing Conditions and Surrounding Uses

The 0.21-acre parcel is adjacent to County property zoned Agricultural One (A-1) to the west and Union Pacific Railroad (RR) ROW to the East. East of the RR ROW is the Plum Creek Amended PD and Plum Creek golf course. To the north is the Brookside Business Center Planned Development (PD), to the south is the Creekside PD. All three PDs are within the Town boundaries.

The East Plum Creek Trail is a Town-owned and maintained hard surface trail that extends from downtown Castle Rock south following East Plum Creek, west of the Union Pacific RR, crossing the subject property, to Crystal Valley Parkway.

Zoning Regulations

The parcel is currently zoned Agricultural - 1 in Douglas County. Uses allowed under the current zoning include agriculture, churches, open space and parks, private recreation facilities, schools, fire/sheriff station, event center, greenhouse, vet clinic and single family residential, etc.

Discussion

Annexation Request

There are several Town-owned parcels that are currently unincorporated, and the Town is in the process of annexing those eligible parcels. Annexation allows for the enforcement of Town zoning regulations and Municipal Code regulations, as well as law enforcement. Annexation also avoids service conflicts or redundancy as to what jurisdiction governs the property.

The proposed East Plum Creek Trail Annexation consists of one parcel that is approximately 0.21 acres. The property is located approximately one-third of a mile north of the Crystal Valley Parkway, between the East Frontage Road ROW and the Union



Figure 2: East Plum Creek Trail NearMap Aerial Image

Pacific Railroad ROW. The East Plum Creek Trail traverses the property (Figure 2). The Town acquired the property from a private property owner in 2017.

Zoning Request

The Town is proposing to zone the property as Public Land-2. PL-2 is a straight zone classification established in the Town of Castle Rock Municipal Code, Section 17.30.030. The PL-2 zoning allows open space and trail uses, as well as associated service facilities and parking. The Town intends to continue the current use of the property as a public trail corridor (Figure 2).

Notification and Outreach

Public Notice

Public hearing notice signs were posted on August 4, 2025. Written notice letters were sent to property owners and Homeowner Associations (HOA) within 500 feet of the property, at least 15 days prior to the public hearings.

Town staff published notice of the Town Council public hearing on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

Neighborhood Meetings

A hybrid neighborhood meeting was held on June 10, 2025, and 8 members of the public attended (Attachment F). General questions were asked to clarify the location and ownership of the parcel to be annexed, whether the annexation was related to future East Frontage Road improvements, and uses associated with Public Land-2 zoning. No objections to the annexation or zoning were expressed. The second and third neighborhood meetings were waived by the Town Manager.

External Referrals

External referrals were sent to local service providers and Douglas County agencies. No objections were raised and there are no outstanding comments.

Annexation Analysis

This staff analysis takes into consideration the East Plum Creek Trail annexation map and petition which were processed and reviewed in accordance with the requirements of the Colorado Constitution, and Colorado Revised Statutes Title 31, Title 20 of the Town of Castle Rock Municipal Code and the 2030 Comprehensive Master Plan (Master Plan), Responsible Growth Principles for annexation.

Colorado Constitution and Colorado Revised Statutes Title 31

The proposed annexation meets the requirements of the Colorado Constitution and the Colorado Revised Statutes (C.R.S.), in that

- The parcel is more than 1/6th contiguous with the Town boundary,
- The Town is the sole petitioner and owns 100% of the property,
- A community of interest exists between the property and the Town, as the Town owns and maintains the Town trail that traverses the property,
- Annexation of the parcel will not result in the property being divided into separate parts,
- The parcel does not have an assessed value in excess of \$200,000 for an ad valorem tax purpose,
- No annexation proceedings have commenced for annexation of the property to another municipality,
- There are no streets or alleys within the parcel to be annexed,
- Annexation of the property does not result in the detachment of any area from the school district,
- Annexation of the property will not have the effect of, and will not result in, the denial of reasonable access to landowners, owners of easements or owners of a franchise, and

- The property is located within the Town's 3-mile boundary.

Lastly, Substantial Compliance and Eligibility public hearings, established in the C.R.S., are not required when a parcel is owned by the municipality and is not street ROW, as is the case with this East Plum Creek Trail parcel.

Town of Castle Rock Municipal Code, Title 20

Annexation is generally a 3-step process. Substantial Compliance and Eligibility public hearings, Steps 1 and 2, were not required for the annexation of this parcel. The third step in the process is the Annexation and Zoning public hearings. Section 20.02.040 of the Municipal Code sets forth the review and determination criteria for annexations. Town Council shall

- Consider the policies, guidelines and criteria in the Town's Comprehensive Master Plan, as amended, along with other relevant information in determining whether it is in the best interests of the Town to grant or deny the petition for annexation.

The principles and criteria for annexation outlined in the 2030 Comprehensive Master Plan are outlined and addressed in the section below.

- Consider whether the annexation is in compliance with the Intergovernmental Development Plan (IGA).

The Intergovernmental Development Plan between the Town of Castle Rock and Douglas County expired several years ago and has never been renewed, therefore the IGA is not applicable to this proposed annexation.

2030 Comprehensive Master Plan

RG 2.1 Castle Rock Annexation Areas: Annexation of areas with the potential to accommodate growth in a fiscally and environmentally sound manner. Annexation request must take into consideration the following items:

- A. Is a logical extension or infill of Town boundaries.

The proposed annexation is a logical extension of the Town boundaries. The parcel is owned by the Town with trail amenities that are owned and maintained by the Town and meets the adjacency requirements for annexation. It is located well within the Town's 3-mile boundary and is partially surrounded by the Town boundaries.

- B. Has demonstrated a significant benefit to the Town.

The parcel was acquired by the Town in 2017 and is an integral portion of the Town's East Plum Creek Trail network.

- C. Will be provided with adequate urban services.

The property is currently managed and maintained by the Town's Parks and Recreation Department, and Castle Rock Fire District provides fire and rescue services. Once annexed, the property will be under the jurisdiction of the Castle Rock Police Department, rather than the Douglas County Sheriff. Water, wastewater and storm sewer facilities are not necessary for the existing and proposed uses on the property.

- D. Is fiscally responsible.

The Town currently owns and maintains the property. No new infrastructure improvements are planned with the proposed annexation and zoning.

- E. Conveys to the Town all water rights appurtenant to the ground at the time of annexation.

Conveyance is not necessary, as the Town would already own groundwater rights conveyed at the time the property was acquired via Special Warranty Deed.

- F. Secures renewable water to 100 percent of the expected development on the annexed area.

The property will be zoned as open space, and no development is planned on the site.

RG 2.2 Annexation of Infill Areas: Consider annexations and development of areas surrounded, or partially surrounded, by the Town boundary that can demonstrate a benefit to the Town, with the goal of encouraging development that creates a contiguous municipal boundary.

As detailed in the body of this report, this Town-owned parcel is partially surrounded by the Town boundaries and meets the adjacency requirements for annexation. The benefit to annexing this parcel is to bring it under Town jurisdiction for zoning, code enforcement, law enforcement and life/safety.

RG 2.3 Annexation for Non-Urban Purposes: Annexations may be pursued by the Town for purposes other than urban development, such as securing land use control over the open space areas. Annexations for open space shall include legal instruments prohibiting future urban development.

By annexing the property, the Town will bring the property fully under the jurisdiction of the Town's Municipal Code, law enforcement, code enforcement and life/safety response. The proposed Public Land-2 zoning designation, as well as the limited size of this parcel, will prevent urban level development of the site.

Zoning Analysis

The following analysis considers the proposed PL-2 zone district per the criteria found in Section 17.02.060 – Zoning Process. Straight zone district classifications shall be evaluated under the following criteria:

- Compatible with Land Use Intergovernmental Agreements

The Douglas County/Town of Castle Rock Land Use Intergovernmental Agreement is no longer in effect. There are no other land use intergovernmental agreements applicable to this property.

- Conformance with the Town's Guiding Documents and Criteria Manuals

The East Plum Creek Trail property is an integral piece of the Town's trail system. It is located within the Town's 3-mile boundary and the future Town boundary. Annexation of the parcel complies with the annexation criteria of the Town Vision and 2030 Comprehensive Master Plan.

- Compatible with Surrounding Uses

The proposed PL-2 zoning is consistent with the current A-1 zoning on the property, in that both allow open space and trails. The current use of the parcel as part of the East Plum Creek Trail will continue.

The passive use of the parcel as open space is compatible with the surrounding uses. The large lot residential property to the west is zoned A-1 in Douglas County. The parcel abuts Union Pacific RR ROW to the east, and the Plum Creek golf course, just beyond the RR. Town open space abuts the parcel to the north and south.

- Impacts on the Natural Environment

The hard surface trail through the parcel has already been installed. No further improvements to the site are proposed. The PL-2 zone district uses by right are limited to open space, trails, wildlife sanctuary, parking and associated service facilities. The small size of the parcel and its lack of connection to public ROW inherently excludes some of the PL-2 permitted uses.

- Available Services and Infrastructure

The trail portion contained within this parcel connects to the remainder of the East Plum Creek Trail to the north and south. No other Town services or infrastructure is necessary for the site to continue its current trail use.

- Economic Potential

The Town's open space, trail amenities and access to natural resources make Castle Rock a desirable place to live, work, shop and dine, all of which are economic drivers.

Budget Impact

The proposed annexation and zoning will not generate impact fees. As owner of the property the Town is already maintaining the site and the trail, so there is no additional budget impact.

Findings

Annexation

All staff review comments and external referral comments have been addressed. Town staff finds that the proposed annexation

- Meets the requirements for annexation prescribed in the Colorado Constitution and Title 31 of the Colorado Revised Statutes,
- Meets the requirements found in Title 20 of the Town of Castle Rock Municipal Code, and
- Meets the objectives and criteria for responsible growth and annexation established in the Town's 2030 Comprehensive Master Plan.

Zoning

Planning Commission found that the Public Land – 2 zoning of the East Plum Creek Trail parcel

- Meets the zoning procedures and approval criteria outlined in Section 17.02.060 of the Town of Castle Rock Municipal Code.

Recommendation

Town staff recommends approval of the proposed East Plum Creek Trail annexation, as outlined in this report.

Planning Commission voted 7-0 to recommend approval to Town Council of the proposed Public Land – 2 zoning for the East Plum Creek Trail parcel, as outlined in this report.

Proposed Motions

Option 1: Approval

"I move to approve the Zoning Ordinance, as introduced by title."

Option 2: Approval with Conditions

"I move to approve the Zoning Ordinance, with the following conditions. [list conditions]"

Option 3: Continue item to next hearing (need more information to make decision)

"I move to continue this item to the Town Council meeting on [date] at [time]."


Attachment

- Attachment A: Vicinity Map
- Attachment B: Annexation Ordinance
- Attachment C: Annexation Petition
- Attachment D: Annexation Map
- Attachment E: Public Land – 2 Zone District
- Attachment F: Neighborhood Meeting #1 Summary



Vicinity Map

Subject Property 0 112 5225 450 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.

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PETITION FOR ANNEXATION TO THE TOWN OF CASTLE ROCK, COLORADO

The undersigned, being a “Landowner” as defined in Section 31-12-103(6), C.R.S., hereby petitions the Town of Castle Rock, Colorado (the “Town”) for annexation of the following described property located in the County of Douglas, State of Colorado, and further state:

1. The legal description of the land which the Town, as Landowner, requests to be annexed to the Town is attached hereto as *Exhibit A* (the “Property”).
2. It is desirable and necessary that the Property be annexed to the Town.
3. The requirements of Article II, Section 30 of the Colorado Constitution have been met.
4. The following requirements of Section 31-12-104, C.R.S., exist or have been met:
 - a. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town.
 - b. A community of interest exists between the Property and the Town. The Property is urban or will be urbanized in the near future. Further, the Property is integrated with the Town.
5. None of the limitations provided in Section 31-12-105, C.R.S., are applicable and the requirements of that statute have been met because of the following:
 - a. The annexation of the Property will not result in the Property being divided into separate parts or parcels under identical ownership.
 - b. No land area within the Property held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising 20 acres or more, which together with the buildings and improvements situated thereon, has an assessed value in excess of \$200,000 for an ad valorem tax purpose for the year preceding the annexation is included within the Property proposed to be annexed, without the written consent of the landowner or landowners thereof.
 - c. No annexation proceedings have been commenced for annexation of any part of the Property by any other municipality.
 - d. The entire width of all streets or alleys within the area to be annexed are included in the annexation.
 - e. The annexation of the Property will not result in the detachment of any area from any school district or the attachment of same to another school district.

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- f. Annexation by the Town of the Property will not have the effect of, and will not result in, the denial of reasonable access to landowners, owners of an easement, or owners of a franchise adjoining a platted street or alley in the unincorporated area adjacent to the Property.
 - g. The annexation of the Property will not have the effect of extending a boundary of the Town more than three miles in any direction from any point of the Town boundary in the past 12 months.
- 6. The Property described in *Exhibit A* is owned solely by the Town, as the annexing municipality.
 - 7. The Town, as Landowner, requests that the Town Council approve the annexation of the Property to the Town.
 - 8. This Petition is accompanied by four (4) copies of the annexation boundary map attached hereto as *Exhibit B*, which map is in the form required by Section 31-12-107(1)(d), C.R.S.
 - 9. This instrument may be executed in one or more counterparts, all of which taken together shall constitute the same document.

(remainder of page intentionally left blank)

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AFFIDAVIT OF CIRCULATOR IN SUPPORT OF PETITION

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

Matt Gohl, being first duly sworn, states as follows:

- 1. I have circulated the Petition for Annexation to the Town of Castle Rock as set forth herein.
2. I know the persons whose names are subscribed to the foregoing petition on behalf of the Landowner.
3. The signatures on the foregoing Petition were affixed in my presence and each signature is a true, genuine, and correct signature of the person it purports to be.
4. To the best of my knowledge and belief, the person whose names are affixed to the foregoing Petition are authorized to sign such document on behalf of the Landowner.

CIRCULATOR

DocuSigned by:
By: [Signature]
Name: Matt Gohl

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was subscribed and sworn before me this 3rd day of July, 2025, by Matt Gohl, as Petition Circulator.

Witness my official hand and seal.

My commission expires: 9/30/2028

(SEAL) SHANNON EKLUND NOTARY PUBLIC STATE OF COLORADO Notary ID: 20084033388 My commission expires 9/30/2028 DAN#20084033388-227518

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**EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY**

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COMMENCING AT SAID NORTHEAST CORNER OF SECTION 22, THENCE S 00°08'44" E, A DISTANCE OF 1483.07 FEET TO THE NORTHEAST CORNER OF SAID RECEPTION NO. 2017065321, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2013093674, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2012093945 ALL IN SAID CLERK'S OFFICE, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 2017065321, ALSO BEING SAID EAST LINE OF THE NORTHEAST QUARTER, ALSO BEING THE WESTERLY LINE OF SAID RECEPTION NO. 2012093945, S 00°08'44" E, A DISTANCE OF 39.53 FEET TO THE MOST EASTERLY CORNER OF SAID RECEPTION NO. 2017065321, ALSO BEING THE MOST SOUTHERLY CORNER OF SAID RECEPTION NO. 2012093945, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (BOOK AND PAGE UNKNOWN);

THENCE ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 2017065321 ALSO BEING SAID WESTERLY RIGHT OF WAY LINE, S 23°01'51" W, A DISTANCE OF 262 17 FEET TO THE MOST SOUTHEAST CORNER OF SAID RECEPTION NO 2017065321, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2017054788 OF SAID CLERK'S OFFICE;

THENCE ALONG THE SOUTHERLY LINE OF SAID RECEPTION NO. 2017065321. ALSO BEING THE NORTHERLY LINE OF SAID RECEPTION NO. 2017054788, N 89°47'13" W, A DISTANCE OF 37.70 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2017065321;

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THENCE ALONG THE WESTERLY LINE OF SAID RECEPTION NO. 2017065321, N 24'19'51" E, A DISTANCE OF 308.15 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 2017065321, SAID CORNER ALSO BEING ON SAID SOUTHERLY LINE OF RECEPTION NO. 2013093674;

THENCE ALONG SAID NORTHERLY AND SAID SOUTHERLY LINE, S 89'29'02" E, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 9,201 SQUARE FEET OR 0.21 ACRES MORE OR LESS.

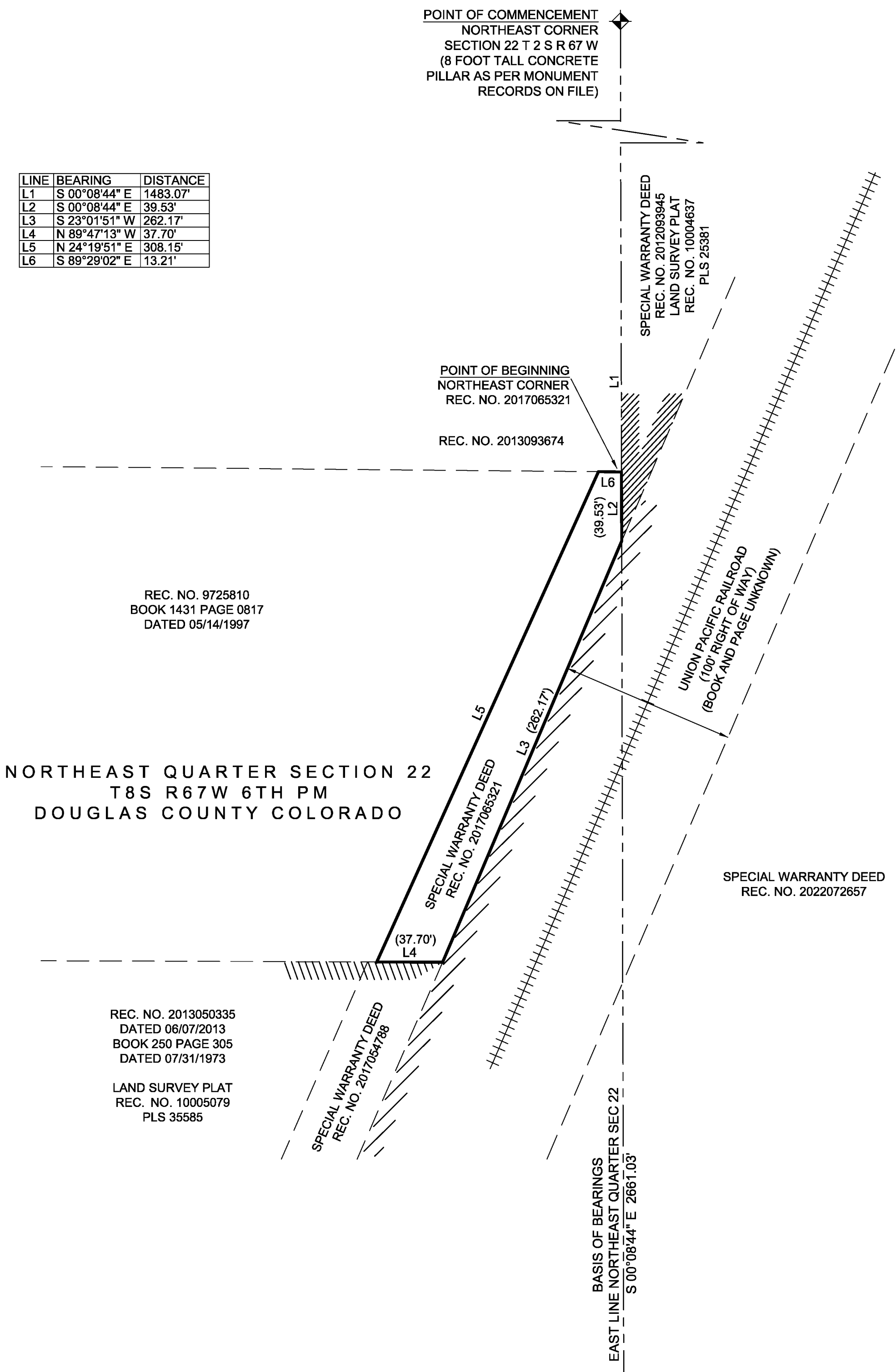
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EXHIBIT B
ANNEXATION BOUNDARY MAP
(see attached)

EAST PLUM CREEK TRAIL ANNEXATION MAP

METES AND BOUND PARCELS OF LAND
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

LINE	BEARING	DISTANCE
L1	S 00°08'44" E	1483.07'
L2	S 00°08'44" E	39.53'
L3	S 23°01'51" W	262.17'
L4	N 89°47'13" W	37.70'
L5	N 24°19'51" E	308.15'
L6	S 89°29'02" E	13.21'



NOTE

THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORDED INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

GENERAL NOTES

1. NOTICE - ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREE, MINUTES AND SECONDS.
4. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF DOUGLAS, COLORADO.
5. EASEMENTS ARE NOT SHOWN.
6. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

CONTACT LIST

OWNER: TOWN OF CASTLE ROCK
100 WILCOX STREET
CASTLE ROCK, CO 80104

SURVEYOR: TRUE NORTH SURVEYING AND MAPPING, LLC
WILLIAM G. BUNTROCK, PLS
9623 MALLARD POND WAY
LITTLETON, CO 80125
BILLB@TRUENORTHSURVEY.COM

LINE TABLE LEGEND

- INDICATES AREA TO BE ANNEXED
- - - - - INDICATES APPROXIMATE ADJOINING PROPERTY LINE
- - - - - INDICATES APPROXIMATE RIGHT OF WAY LINE
- - - - - INDICATES SECTION / QUARTER SECTION LINE
- ||||| INDICATES RAILROAD TRACKS LINE

CONTIGUITY PARCEL

TOTAL PERIMETER	660.76 FEET
1/6 TOTAL PERIMETER	110.12 FEET
CONTIGUOUS PERIMETER	339.40 FEET
PERCENT CONTIGUITY	51.37%
TOTAL AREA	0.21 +/- ACRES

BASIS OF BEARINGS

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, BEING MONUMENTED AT THE NORTHEAST CORNER WITH A 8 FOOT TALL CONCRETE PILLAR AS PER EXISTING MONUMENT RECORDS AND AT THE EAST QUARTER CORNER WITH A 3.25 ALUMINUM CAP STAMPED PLS 23524 WHICH IS ASSUMED TO BEAR S 00°08'44" E.

TOWN OF CASTLE ROCK OWNERSHIP

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: _____
MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS _____ DAY OF _____, 2025.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025

BY _____ AS MAYOR AND

BY _____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TOWN COUNCIL APPROVAL

THIS ANNEXATION PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 2025.

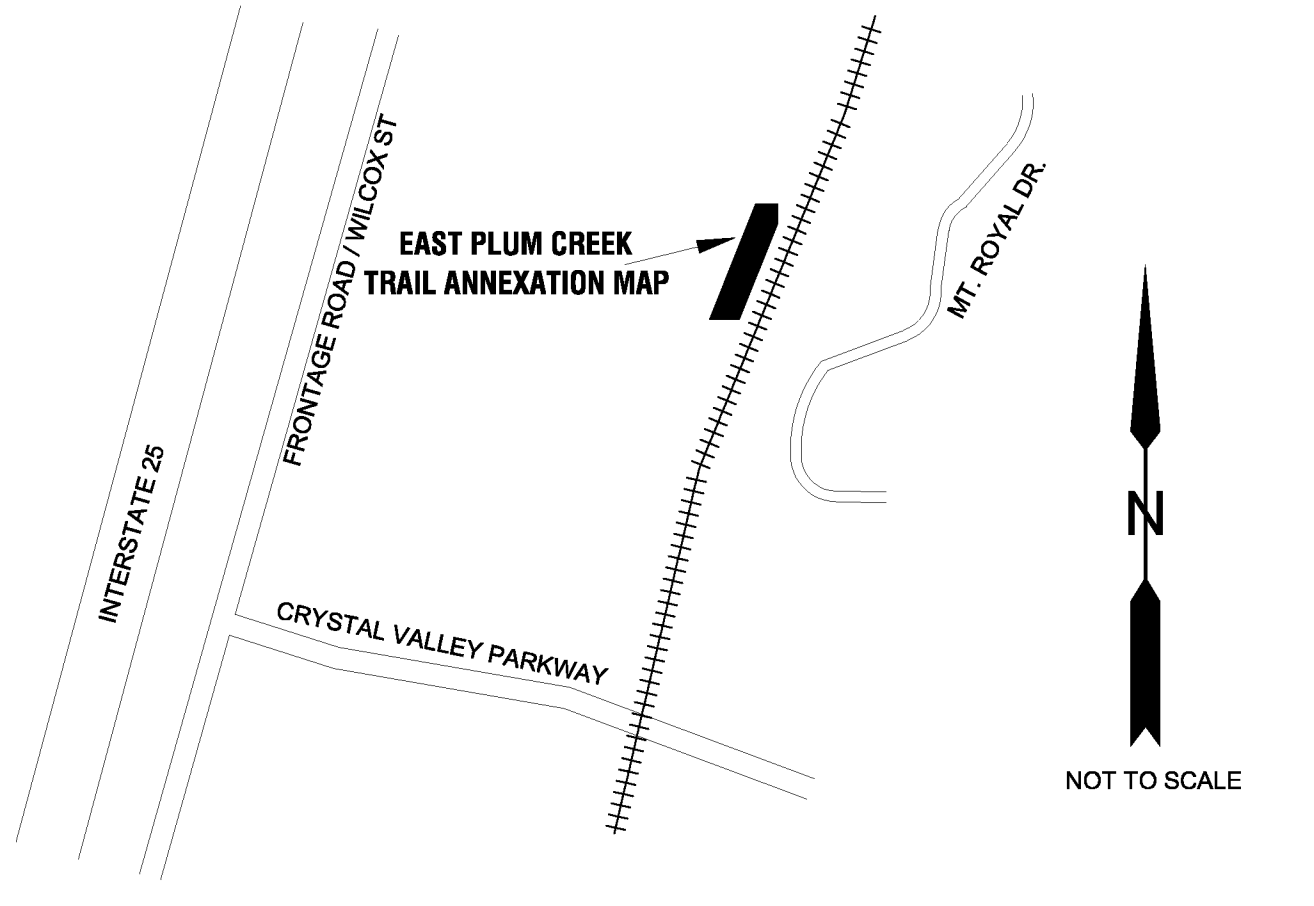
MAYOR

DATE

ATTEST:

TOWN CLERK

DATE



VICINITY MAP

LEGAL DESCRIPTION FOR EAST PLUM CREEK TRAIL ANNEXATION MAP

A PARCEL OF LAND BEING DESCRIBED UNDER RECEPTION NO. 2017065321 OF THE DOUGLAS COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T 8 S, R 67 W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE ASSUMED. THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, BEING MONUMENTED AT THE NORTHEAST CORNER WITH A 8 FOOT TALL CONCRETE PILLAR AS PER EXISTING MONUMENT RECORDS AND AT THE EAST QUARTER CORNER WITH A 3.25 ALUMINUM CAP STAMPED PLS 23524 WHICH IS ASSUMED TO BEAR S 00°08'44" E.

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THENCE ALONG SAID NORTHERLY AND SAID SOUTHERLY LINE, S 89°29'02" E, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 9,201 SQUARE FEET OR 0.21 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, WILLIAM G. BUNTROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF TRUE NORTH SURVEYING AND MAPPING, LLC, THAT MORE THAN ONE SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF CASTLE ROCK, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION PLAN COMPLIES WITH THE COLORADO STATE STATUTES AND THE TOWN OF CASTLE ROCK, COLORADO CODES PERTAINING THERETO.

DRAFT R1 ~ OUT FOR TOWN REVIEW

WILLIAM G. BUNTROCK, PLS 35585 DATE

State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic			
HORIZ. SCALE:	1" = 50'	PROJECT NO.:	TN 24027
VERT. SCALE:	N/A	DATE:	10/31/2024
FIELD CREW:	N/A	FIELD DATE:	N/A
		DRAFTED BY:	BB
		APPROVED BY:	BB

REV	DATE	DESCRIPTION
1	02/12/25	TOWN COMMENTS



Our Passion Shows | Since 2008
9623 Mallard Pond Way Littleton, Co 80125
Phone: 303-484-8886 Fax: 303-948-1854
www.TRUENORTHSurveying.com

PROJECT NUMBER IS
ANX24-0011



SHEET NUMBER
1 OF 1

17.30.030 PL-2 District.

- A. Permitted Uses. Uses permitted by right in the PL-2 District are:
1. Open space, wildlife sanctuary, trails and associated service facilities.
 2. Off-street parking and drives.
- B. Development Standards.
1. Maximum Height: Twenty-five (25) feet;
 2. Minimum Front Yard Setback: Twenty-five (25) feet.
- C. Use by Special Review. Applications for use by special review shall be evaluated under Section 17.39.010 of the Code, provided that Section 17.38.040 shall have no application. Uses permitted by special review in the PL-2 District are as follows:
1. Any use allowed in the PL-1 District.

(Ord. No. 2023-007, § 15, 4-4-2023; Ord. No. 2019-028, § 2, 9-17-2019)

Neighborhood Meeting Summary

Property Owner/Applicant: Town of Castle Rock

Date/Time: Tuesday, June 10, 2025 @ 6 pm (Adjourned at 6:45 pm)

Meeting Location: Town Hall, Town Council Chambers

Councilmember District: Councilmember Dietz

Application: Annexation of Town-Owned Property - Meeting #1

- Crystal Valley Interchange East (CVI East) Annexation
- East Plum Creek Trail (Plum Creek Trail) Annexation

Applicant's Proposal

These two annexations are part of an overall initiative to annex properties owned by the Town that are unincorporated. The CVI East parcels will be zoned Public Land – 1, a straight zoned district established in Chapter 17.30 of the Town of Castle Rock Municipal Code (CRMC), and the use will remain Public Right-of-Way (ROW). The Plum Creek Trail parcel will be zoned Public Land – 2, CRMC Chapter 17.30, and will remain a public trail.

Attendees

Applicant Representatives:

Sandy Vossler, Owner Representative

Public Attendees:

In-person Attendees: 5 members of the public attended in person

Online/Phone Attendees: 3 members of the public attended online

Town Staff Attendees:

Sandy Vossler, Senior Planner, Development Services

Tara Kinsey, Computer Technician, DoIT

Presentation Description

Applicant's Presentation:

The Owner's representative introduced the two proposed annexations and pointed out the locations via vicinity maps shown in the PowerPoint presentation. The purpose of the annexations is to bring Town-owned property into the Town's boundaries and under Town jurisdiction. The properties will be zoned as Public Land and current uses will continue. CVI East will remain public ROW related to the Crystal Valley Interchange, and the Plum Creek Trail parcel will remain a trail use.

The next steps in the annexation process were described, along with the public notice requirements for upcoming public hearings. The CVI East parcels include Town-owned ROW and will proceed to State required Substantial Compliance and Eligibility public hearings, and then to annexation and zoning public hearings before the Planning Commission and Town Council. The Plum Creek Trail annexation is not a public street or ROW and therefore, will proceed next to the annexation and zoning public hearings before the Planning Commission and Town Council. Hearing dates for both proposed annexations have not yet been set, but are anticipated to take place in mid to late summer.

Questions Presented to Applicant:

Q: Based on the map, it looks like my property adjacent to the East Frontage Road is included in the annexation, how can the Town do that?

Neither annexation includes any privately owned property. Only property owned by the Town of Castle Rock is included in the annexations.

Q: Is this annexation effort connected to the any improvements planned for the East Frontage Road.

No, the purpose of the proposed annexations is to bring Town-owned property and ROW into the Town boundaries, so that the properties fall under the Town's jurisdiction for zoning, Code enforcement, and law enforcement. Any questions about the future improvements to the East Frontage Road can be directed to the Town Public Works department, and contact information can be provided.

Q: My property is adjacent to the CVI East parcels south of Crystal Valley Parkway. If the property is going to be zoned Public Land, will the parcels be fenced off to keep people from coming on to my property?

Staff explained that the zoning is called Public Land – 1, which is a zoning classification that allows public streets and ROW. There is no intention of constructing trails or recreation facilities within the Interchange ROW that would attract pedestrians. Fencing is always an option that private property owners can choose if they are concerned about trespassers.

Q: How does annexation of the East Frontage Road affect potential annexations of properties west of I-25?

Staff explained the State requirements for contiguity, and that ROW does not block contiguity.

Q: Following the questions about the proposed annexations, there were general questions about the Dawson Trails and Brickyard develops, and the new Interchange; such as timing, roadway connections and utility extensions.

Staff provided general information on the projected completion of the Interchange by summer 2027, the extension and alignment of Dawson Trails Boulevard, and the extension and alignment of Prairie Hawk Drive through Miller's Landing. Work has begun on the improvements to Plum Creek Parkway west of I-25, which includes utility extensions that will serve Dawson Trails Planned Development.

The meeting adjourned at 6:45 pm.

EAST PLUM CREEK TRAIL

ANNEXATION AND ZONING

TOWN COUNCIL
AUGUST 19, 2025



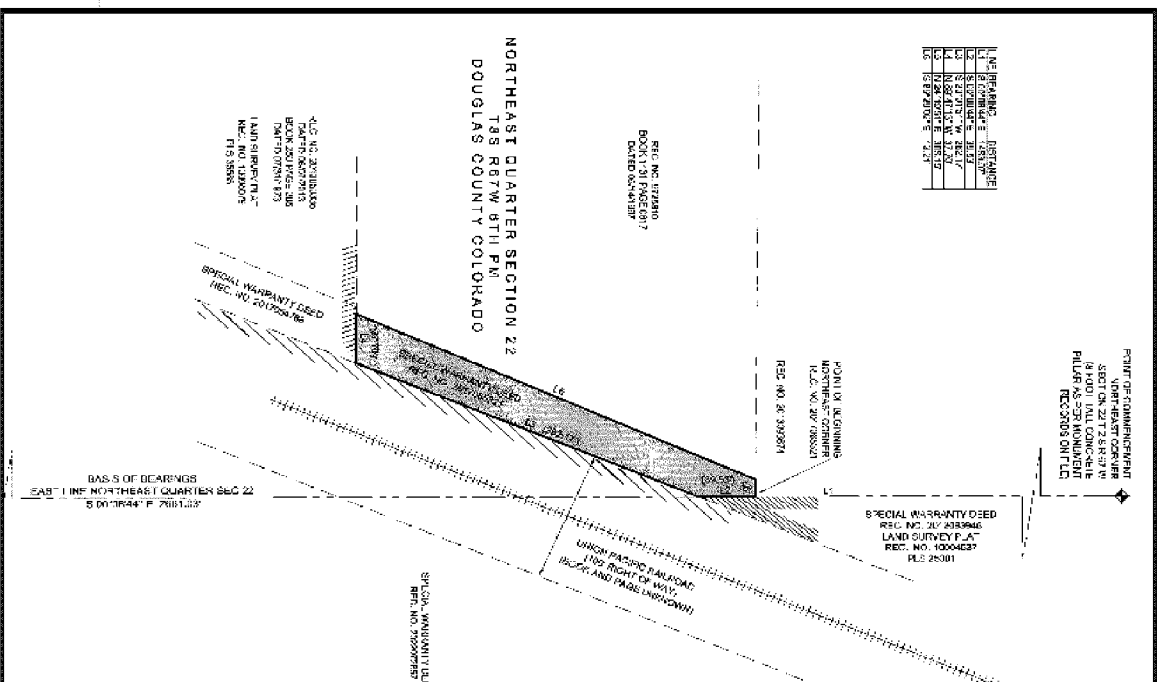
VICINITY MAP

- .21 acre parcel
- Approx. 1/3 mile north of Crystal Valley Parkway, east of I-25/Frontage Rd



WHY ANNEX?

- Incorporate Town-owned parcels
- Bring under Town jurisdiction for Code, Zoning and Police enforcement
- Eliminate conflict or redundancy in emergency response.



PROPOSED ZONING

Zone District	Purpose	Permitted Uses
Public Land 2 (PL-2)	<p>The PL-2 District is intended primarily for municipally owned property and public uses (CRMC 17.30).</p>	<ul style="list-style-type: none">• Open space• Wildlife sanctuary• Trails and associated facilities

ANALYSIS

- Complies with Colorado Revised Statutes, Title 31, and specifically the Municipal Annexation Act of 1965
- Complies with Town of Castle Rock Municipal Code, Title 17 and Title 20
- Meets objectives of the Town of Castle Rock Vision and 2030 Comprehensive Master Plan

RECOMMENDATION

Staff recommends approval of the Annexation.

Planning Commission recommended approval of the PL-2 Zoning, as proposed, by a vote of 7-0.