

RESOLUTION NO. 2024-041

A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR THE ESTATES ABOVE PLUM CREEK FILING 4, BLOCK 2, TRACT B SINGLE-FAMILY DETACHED RESIDENTIAL HOUSING DEVELOPMENT (Plum Creek Planned Development, 3rd Amendment)

WHEREAS, the Douglas Group, Inc., has requested approval of a site development plan (the “Site Development Plan”) for a single-family detached residential housing development on approximately 1.5 acres of property generally located west of the Mount Royal Drive and West Prestwick Way intersection (the “Development”), which property is part of the Plum Creek Planned Development Plan, 3rd Amendment; and

WHEREAS, the Development consists of three single-family home lots, approximately 0.27 acres of open space, and landscaping along Mount Royal Drive; and

WHEREAS, according to Section 17.38.030 of the Castle Rock Municipal Code (“CRMC”), the Town Council has the requisite authority to approve the Site Development Plan, following a review and recommendation by the Planning Commission; and

WHEREAS, on April 11, 2024, a public hearing was held before the Planning Commission, which voted unanimously to recommend approval of the Site Development Plan to the Town Council; and

WHEREAS, based upon the evidence presented at a public hearing held at tonight’s meeting, the Town Council finds that the Site Development Plan is in substantial compliance with:

- (i) The goals and objectives of the Town of Castle Rock’s Vision 2030 and the 2030 Comprehensive Master Plan;
- (ii) The development standards set forth in Plum Creek Planned Development Plan, 3rd Amendment and associated zoning regulations;
- (iii) The site development plan review and approval criteria set forth in CRMC Section 17.38.040; and
- (iv) The Town of Castle Rock Technical Criteria.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Approval. The Site Development Plan for the Development is hereby approved in the form presented at tonight’s meeting.

PASSED, APPROVED AND ADOPTED on first and final reading this 16th day of April, 2024, by the Town Council of the Town of Castle Rock by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services