

MEDICAL OFFICES AT FOUNDERS MARKETPLACE SITE DEVELOPMENT PLAN

TOWN COUNCIL
AUGUST 18, 2020





Town Boundary

The Woodlands

Echelon
(FKA Caliber
at Terrain)

Unincorporated
Douglas County

Fifth Street

Rounder Parkway

Widge Road

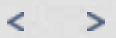
Terrain

86

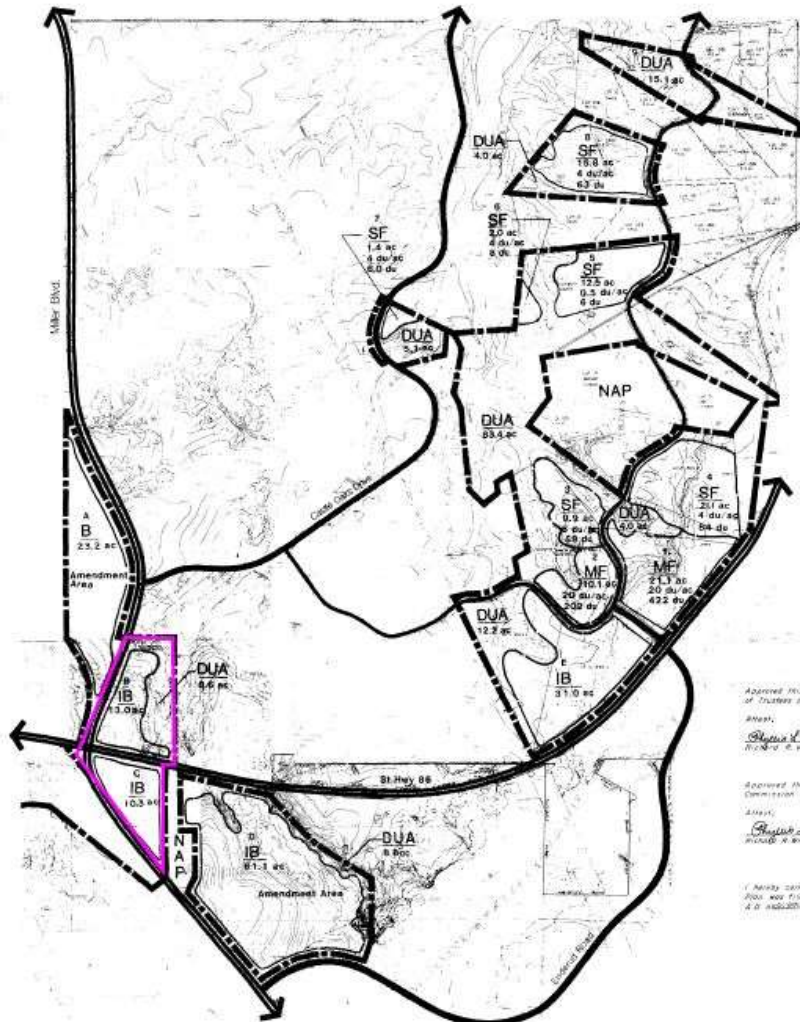
Terrain

Vicinity Map

Subject Property

Founders
Marketplace
within
portion of
larger
Villages at
Castle Rock
Infill PD



LEGEND		LAND USE SUMMARY		
Land Use	Acreage	Dwelling Units	% Of Site Acreage	
SF	Single Family 0.5 du/ac	12.6	6	3.2
SF	Single-Family 4 du/ac	40.3*	161**	10.4
gr	Single-Family 6 du/ac	9.9	59	2.0
MF	Multi-Family 20 du/ac	31.2	624	8.1
IB	Integrated Business	115.4	—	29.5
B	Business	23.2	—	6.0
DUA	Dedicated Use Area	141.2	—	36.2
Roads		19.6	—	4.0
TOTAL		589.3*	850**	100.0

NOTE:
 * Includes 158.80 SF, 4.0 ac DUA, and 0.8 ac Road included in approved TRM 100 Plan
 ** Includes 81.2 ac included within approved TRM 100 Plan

PARCEL LABEL KEY
 Example:
 3 - Parcel Number
 SF - Land Use
 9.5 ac - Acreage
 6 du/ac - Density
 59 du - Dwelling Unit

Net Density 9.1 du/ac
 Gross Density 2.2 du/ac

Approved this 1st day of July 1995, by the Board of Trustees of the Town of Castle Rock.
 Mayor: Richard L. Brown, Mayor
 Trustees: John M. Anderson, John S. Brando, Scott S. Brando, John

Approved this 1st day of July 1995, by the Planning Commission of the Town of Castle Rock.
 Chair: Richard L. Brown, Deputy
 Members: John M. Anderson, John S. Brando, John

I hereby certify that this Planned Unit Development District Map was filed in my office this 1st day of July 1995, at 10:56 A.M. and that the same was recorded on September 23, 1995.
Robert L. Coan
 County Clerk and Recorder

Zoning Amendments and Infill
 The Villages Mall and Office Center Portion

THE VILLAGES at
 CASTLE ROCK-Infill
 Planned Unit Development
 Preliminary Site Plan

Developer Park Funding Corp. 8301 East Prentice Englewood, Colorado 80111 303-950-7656	Planning Design Workshop, Inc. 1422 Delaney St. Denver, Colorado 80202 303-623-5186	Revised: July 2, 1995 Date: June 1985 	
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Town Boundary

Unincorporated
Douglas County

Rounders Parkway

7-Eleven

Future
Car wash

Bank

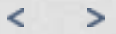
330 feet

Open Space
Dedicated

700 feet

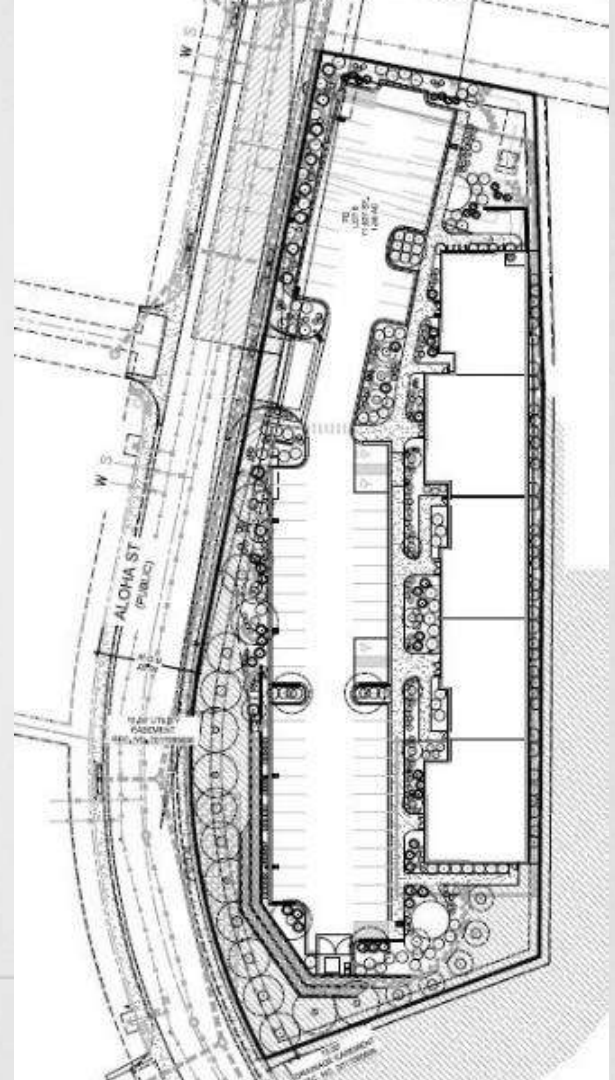
Vicinity Map

Subject Property



SITE PLAN

- 13,500 sq ft Inline Offices
- 5 separate medical office suites
- Access from Aloha Street
- Parking interior to commercial area, not facing residential
- 700 feet separation from rear of building to homes to the east
- No rear loading, all from front and side entrances



ZONING COMPARISON

ZONING COMPARISON		
ZONING	MALL AND OFFICE CENTER INFILL PD	
USE AREA	INTEGRATED BUSINESS (IB)	
LOT	LOT 6	
LOT SIZE SF/ACRES	69,115 SF/1.59 ACRES	
	REQUIREMENT	PROVIDED (THIS SDP)
BUILDING SF		13,512 SF (12,811 GLA)
PERMITTED USES	AS PER SECTION IIE OF THE PD ZONING REGULATIONS	OFFICES
MINIMUM LOT SIZE	1 ACRES	1.59 ACRES
MAX BUILDING COVERAGE	35%	19.55%
MIN FRONT YARD SETBACK	15'	83' - 0"
MIN REAR YARD SETBACK	5'	6' - 3"
MIN SIDE YARD SETBACK	5'	45' - 9"
MAX BUILDING HEIGHT	50' - 0"	21' - 6"
MAX BUILDABLE SLOPE	4:1	4:1
MIN PARKING	MEDICAL OFFICE AND CLINIC; 5 PER 1,000 SF OF GLA	REQUIRED: (12,811/1,000 x 5) 65 SPACES PROVIDED: 68 SPACES
MIN ADA PARKING	PER MUNI. CODE 3 ADA SPACES REQUIRED FOR 51 TO 76 TOTAL LOT SPACES	REQUIRED ADA PARKING: 3 SPACES PROVIDED ADA PARKING: 3 SPACES
BICYCLE PARKING	5% OF TOTAL PARKING	REQUIRED: 4 SPACES PROVIDED: (68 x .05) 4 SPACES

SDP REVIEW AND APPROVAL CRITERIA AND ANALYSIS

- A. Community Vision/Land Use Entitlements – meets by generally conforming to Town plans & by conforming to zoning
- B. Site Layout – meets by designing to Town code and zoning
- C. Circulation and Connectivity – meets by providing vehicular & pedestrian access to the site and circulation within the site
- D. Service phasing and Off-site Impacts – meets by providing adequate and efficient utility plans and by conforming to previously approved TIA assumptions
- E. Open Space, Public Lands and Recreation Amenities – meets by providing two private outdoor patio areas with seating >

FINDINGS

- Planning Commission finds the proposed site development plan meets the Town's Site Development Plan Review and Approval Criteria set forth in 17.38.040

RECOMMENDATION

- Planning Commission voted 6-0 to recommend approval of the Medical Offices at Founders Marketplace SDP with the condition of the zoning being determined valid.

PROPOSED MOTION

“I move to approve the resolution as introduced by title”

QUESTIONS?

TOWN COUNCIL
AUGUST 18, 2020



MEET THE APPLICANT

CHARLEY MEYER DAVIS PARTNERSHIP ARCHITECTS

TOWN COUNCIL
AUGUST 18, 2020

