

# MEDICAL OFFICES AT FOUNDERS MARKETPLACE SITE DEVELOPMENT PLAN

PLANNING COMMISSION  
AUGUST 13, 2020





The Woodlands

Echelon  
(FKA Caliber  
at Terrain)

Town Boundary

Unincorporated  
Douglas County

Terrain

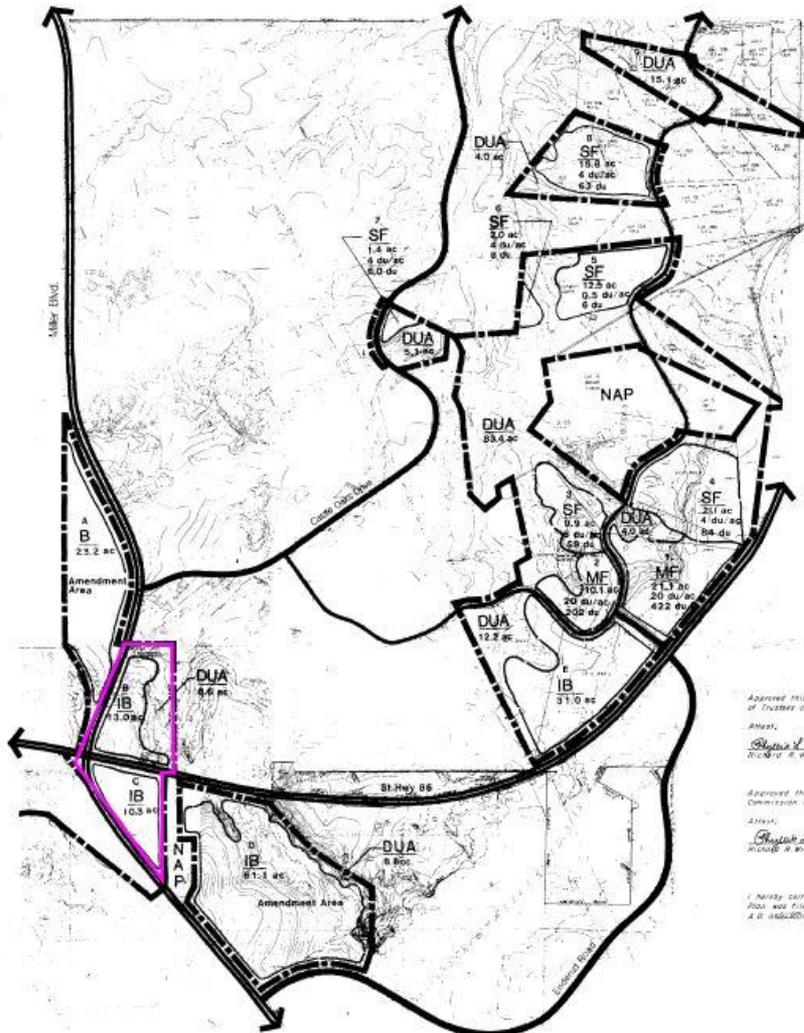
86

Terrain

Vicinity Map

Subject Property





LEGEND		LAND USE SUMMARY		
Land Use	Acreage	Dwelling Units	% Of Site Acreage	
SF	Single Family 0.5 du/ac	12.5	6	3.2
SF	Single-Family 4 du/ac	40.3*	161**	10.4
SF	Single-Family 6 du/ac	9.9	59	2.6
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		10.6	—	4.0
TOTAL		389.3*	850**	100.0

NAP Not A Part  
 Infill and Amendment Boundary

NOTE:  
 \* Includes 156.80 ac SF, 4.0 ac DUA, and 0.9 ac Road included in approved 1981 PUD Plan  
 \*\* Includes 63 du included within approved 1981 PUD Plan

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

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

Approved this 18<sup>th</sup> day of October, 1995, by the Board of Trustees of the Town of Castle Rock.  
 Attest:  
 Regina A. Brown, Mayor  
 Richard R. Wilson, Town Clerk  
 George R. Hines, Clerk  
 George R. Hines, Clerk

Approved this 8<sup>th</sup> day of July, 1995, by the Planning Commission of the Town of Castle Rock.  
 Attest:  
 Regina A. Brown, Mayor  
 Richard R. Wilson, Town Clerk  
 George R. Hines, Clerk  
 George R. Hines, Clerk

I hereby certify that this Planned Unit Development Preliminary Site Plan was filed in my office for a copy of 1981 PUD Plan, 1984 A & B and 1988 PUD Plan, and was recorded per Resolution No. 2005-23.  
 Rita A. Cook  
 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  
 303-550-7666

Planning  
 Design Workshop, Inc.  
 1422 Delgany St.  
 Denver, Colorado 80202  
 303-623-5186

Revised: July 2, 1995  
 Date: June 1995  
 0 250 500 1000



Unincorporated  
Douglas County

Founders Parkway

7-  
Eleven

Future  
Car  
wash

Bank

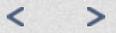
Open  
space

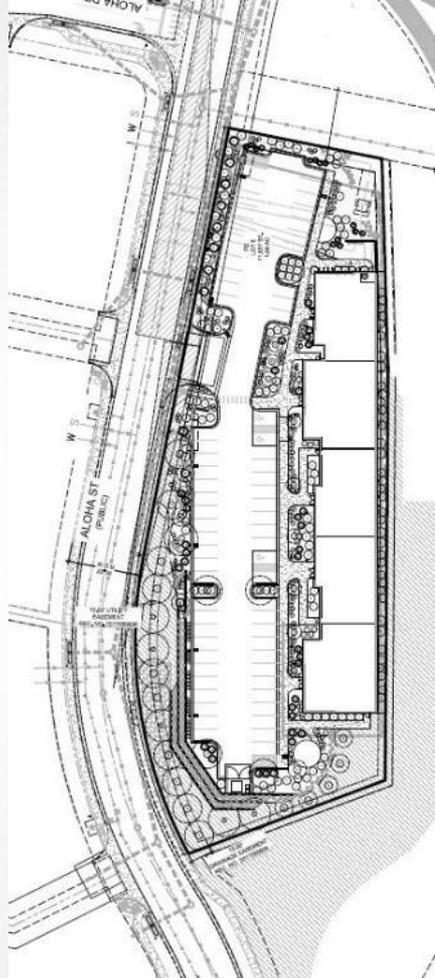
Filtr Street

86

Vicinity Map

Subject Property





# 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

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

# RECOMMENDATION

- Staff recommends approval of the proposed Medical Offices at Founders Marketplace Site Development Plan

# PROPOSED MOTION

*“I move to recommend approval of the Medical Offices at Founders Marketplace Site Development Plan to Town Council”*

# QUESTIONS?

PLANNING COMMISSION  
MAY 14, 2020

