

RESOLUTION NO. 2025-160

**A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR
RESIDENTIAL DEVELOPMENT WITHIN THE CANYONS FAR SOUTH
PLANNED DEVELOPMENT**

WHEREAS, PCS Group, Inc., has requested approval of a site development plan (the “Site Development Plan”) for 439 single-family detached dwelling units, 76 paired dwelling units, and approximately 238.22 acres of public and private open space, including a 13.8-acre public park, within the Canyons Far South Planned Development (the “Project”); and

WHEREAS, the Project is located on approximately 409 acres of property located southeast of the intersection of Crowfoot Valley Road and Founders Parkway as shown on the Canyons Far South Planned Development Plan; and

WHEREAS, the uses associated with the Project are uses permitted by right pursuant to the Canyons Far South Zoning Regulations; 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 December 11, 2025, a public hearing was held before the Planning Commission, which voted 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 the Canyons Far South Planned Development Plan and the Canyons Far South Zoning Regulations, as such Plan and Regulations are amended by the Minor Amendment approved November 3, 2025, in accordance with CRMC Section 17.36.030;
- (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 Project is hereby approved in the form presented at tonight's meeting.

PASSED, APPROVED AND ADOPTED on first and final reading this 16th day of December, 2025, 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