

RESOLUTION NO. 2025-__

**A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR A
MEDICAL OFFICE BUILDING WITHIN THE LANTERNS
AMENDMENT NO. 4 PLANNED DEVELOPMENT
(AdventHealth)**

WHEREAS, Portercare Adventist Health System, has requested approval of the AdventHealth Site Development Plan (the “Site Development Plan”), which plan consists of a two-story, 24,535-square foot medical office building and 118-space surface parking lot, within the Lanterns Amendment No. 4 Planned Development (the “Project”); and

WHEREAS, the Project is located on approximately 5.17 acres of property located west of the intersection of Plum Creek Boulevard and Crystal Valley Parkway; and

WHEREAS, the proposed Site Development Plan meets the applicable development standards of the Lanterns Amendment No. 4 Planned Development Plan and Zoning Regulations, which expressly provide that medical facilities are permitted as a use by right; 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 August 14, 2025, 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 the Lanterns Amendment No. 4 Planned Development Plan and 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 Project is hereby approved in the form presented at tonight’s meeting.

PASSED, APPROVED AND ADOPTED on first and final reading this 2nd day of September, 2025, by the Town Council of the Town of Castle Rock, Colorado, 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