

RESOLUTION NO. 2021-093

**RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR A
RESIDENTIAL NEIGHBORHOOD WITHIN THE CRYSTAL VALLEY
RANCH PLANNED DEVELOPMENT, KNOWN AS THE
RIDGE AT CRYSTAL VALLEY**

WHEREAS, WSB & Associates, on behalf of Crystal Valley Ranch Development Company (the “Applicant”) has requested approval of a Site Development Plan (the “Site Development Plan”) for the development of a residential neighborhood consisting of 142 single-family homes, a new street network, and over 28% of open space on a 116-acre property, known as the Ridge at Crystal Valley (the “Project”); and

WHEREAS, the Project is located within the Crystal Valley Ranch Planned Development, 4th Amendment and the Ridge Estates Planned Development, which allow for the development of residential housing on the site; 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 September 23, 2021, the Planning Commission voted 4 to 1 to recommend approval of the Site Development Plan to Town Council; and

WHEREAS, pursuant to the authority granted by CRMC Section 17.48.090, the Planning Commission voted 4 to 1 to grant a variance from the Town’s Skyline/Ridgeline Protection Regulations by increasing the maximum permitted height for 25 lots from 25 feet to 35 feet, which variance shall take effect only upon approval of the Site Development Plan by Town Council.

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

Section 1. Findings. 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 requirements of the Crystal Valley Ranch Planned Development, 4th Amendment, and the Ridge Estates Planned Development; and
- (iii) The review and approval criteria set forth in CRMC Chapters 17.38 and 17.50.

Section 2. Approval. The Site Development Plan for the Ridge at Crystal Valley, in the form attached as *Exhibit 1*, is hereby approved.

PASSED, APPROVED AND ADOPTED on first and final reading this 5th day of October, 2021, 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