

RESOLUTION NO. 2025-076

**A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR A
RESIDENTIAL DEVELOPMENT WITHIN THE ALEXANDER WAY
PLANNED DEVELOPMENT
(Soleana)**

WHEREAS, Alexander Investors, LLC, has requested approval of the Soleana Site Development Plan (the “Site Development Plan”), which plan consists of 55 single-family detached dwelling units, 22 live/work units, and 34.53 acres of public and private open space within the Alexander Way Planned Development, as well as an offsite stormwater detention facility on the adjacent property directly to the south (Lot 4, Cooper-Hook/Main Place Filing No. 1) (the “Project”); and

WHEREAS, the Project is located on approximately 86.26 acres of property located north of Alexander Place and west of Collins Street; and

WHEREAS, the proposed Site Development Plan meets the applicable development standards of the Alexander Way Planned Development Plan and 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 June 12, 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 Alexander Way 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 1st day of July, 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