

**RESOLUTION NO. 2025-069**

**A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR A  
RESIDENTIAL DEVELOPMENT WITHIN THE MEMMEN YOUNG  
PORTION – THE VILLAGES AT CASTLE ROCK INFILL PLANNED  
DEVELOPMENT  
(Founders Vista)**

**WHEREAS**, 176 M, LLC, has requested approval of a site development plan (the “Site Development Plan”) for 297 single-family detached dwelling units, 107 paired homes (214 dwelling units) and 98.9 acres of public and private open space within the Memmen Young Portion – The Villages at Castle Rock Infill Planned Development (the “Project”): and

**WHEREAS**, the Project is located on approximately 180.5 acres of property located west of Ridge Road, south of Fifth Street, and north of Plum Creek Parkway; and

**WHEREAS**, the proposed Site Development Plan meets the applicable development standards of Amendment No. 1 to the Memmen Young Portion – The Villages at Castle Rock Infill 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 May 22, 2025, a public hearing was held before the Planning Commission, which voted 4-0 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 Amendment No. 1 to the Memmen Young Portion – The Villages at Castle Rock Infill 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 \_\_\_\_ day of \_\_\_\_\_, 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