

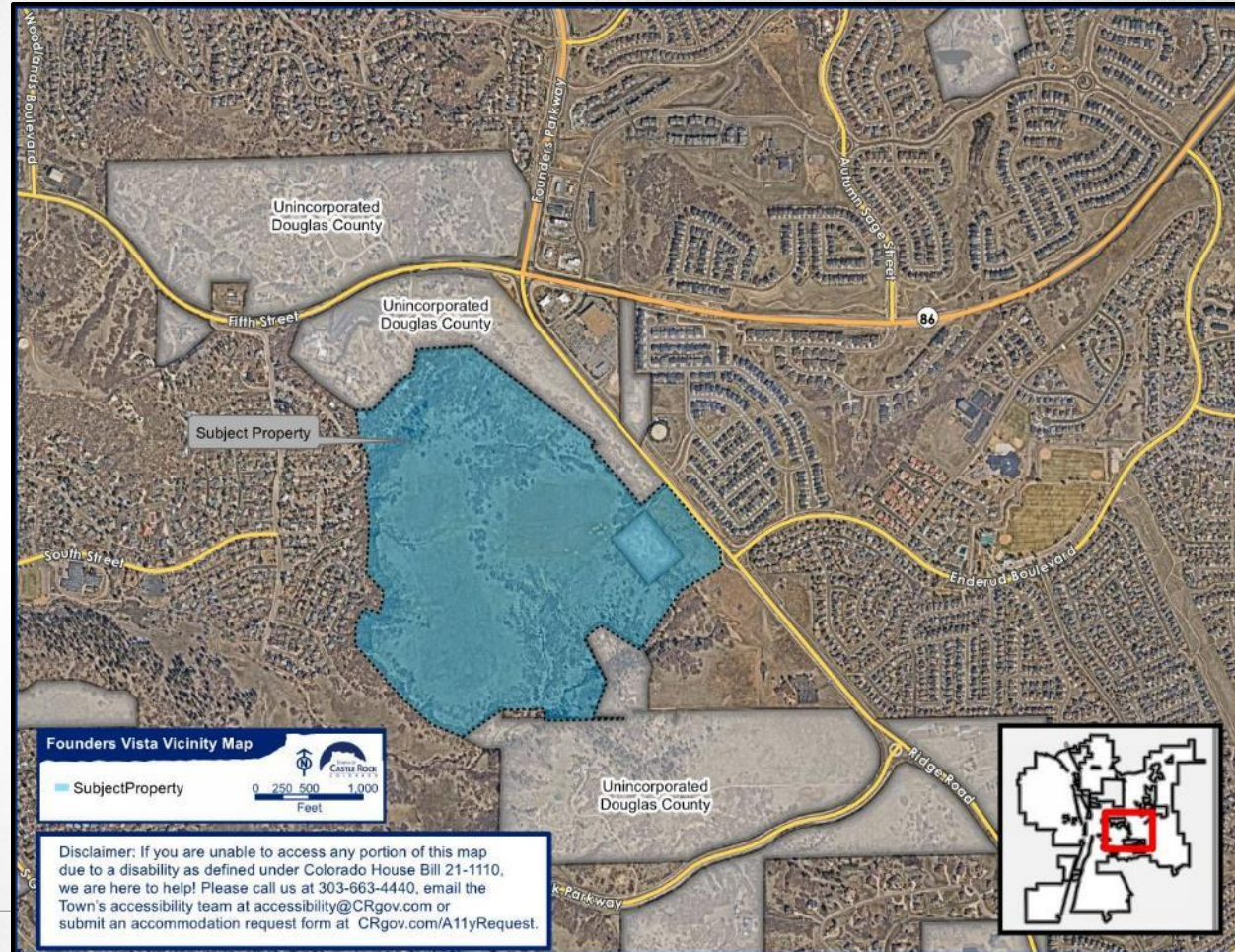
FOUNDERS VISTA SITE DEVELOPMENT PLAN

TOWN COUNCIL
JUNE 3, 2025



VICINITY MAP

- 180.5 acres total
- West of Ridge Rd
- South of 5th Street
- North of Plum Creek Parkway



HISTORY OF ENTITLEMENTS

Annexation

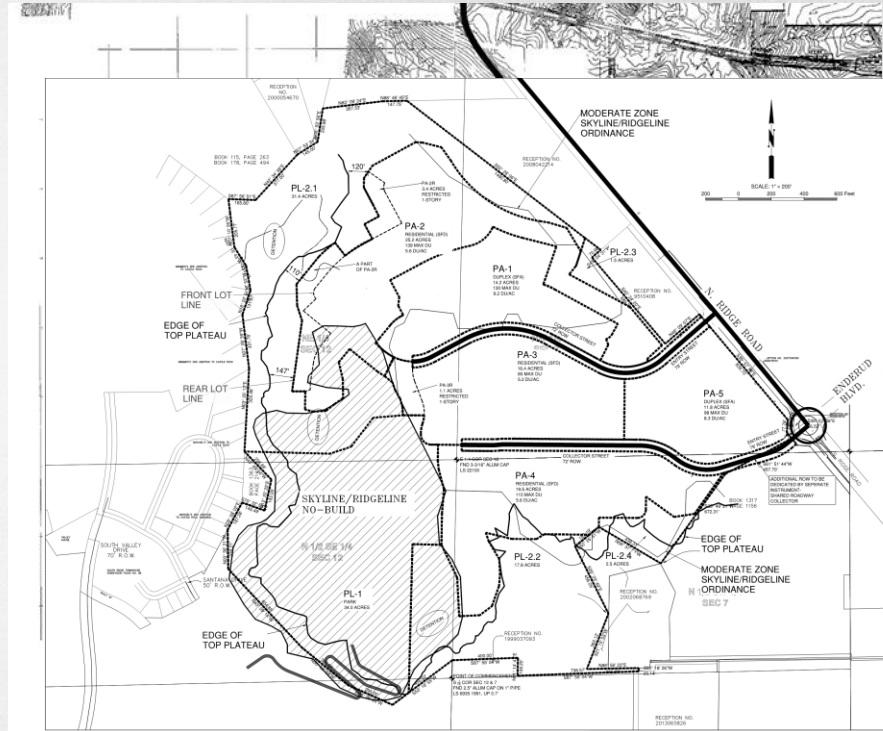
- Majority 1981-1985, 5 acres approved 2023

Memmen Young PD - 1985

- 206.3 acres in size
- 559 SF and 476 MF = 1035 dwelling units
- 64.4 acres dedicated use area

Memmen Young PD 1st Amendment – 2023

- 175.5 acres (5 acres annex area)
- 334 SF detached, 228 SF paired, 0 MF
= 562 dwelling units (reduced from 904 units)
- Removed development from No Build Zone
- Added setbacks from western ridgeline
- Restricted heights closest to ridgeline
- No Skyline/Ridgeline Variances allowed
- 53 acres of open space & 34 acres of park

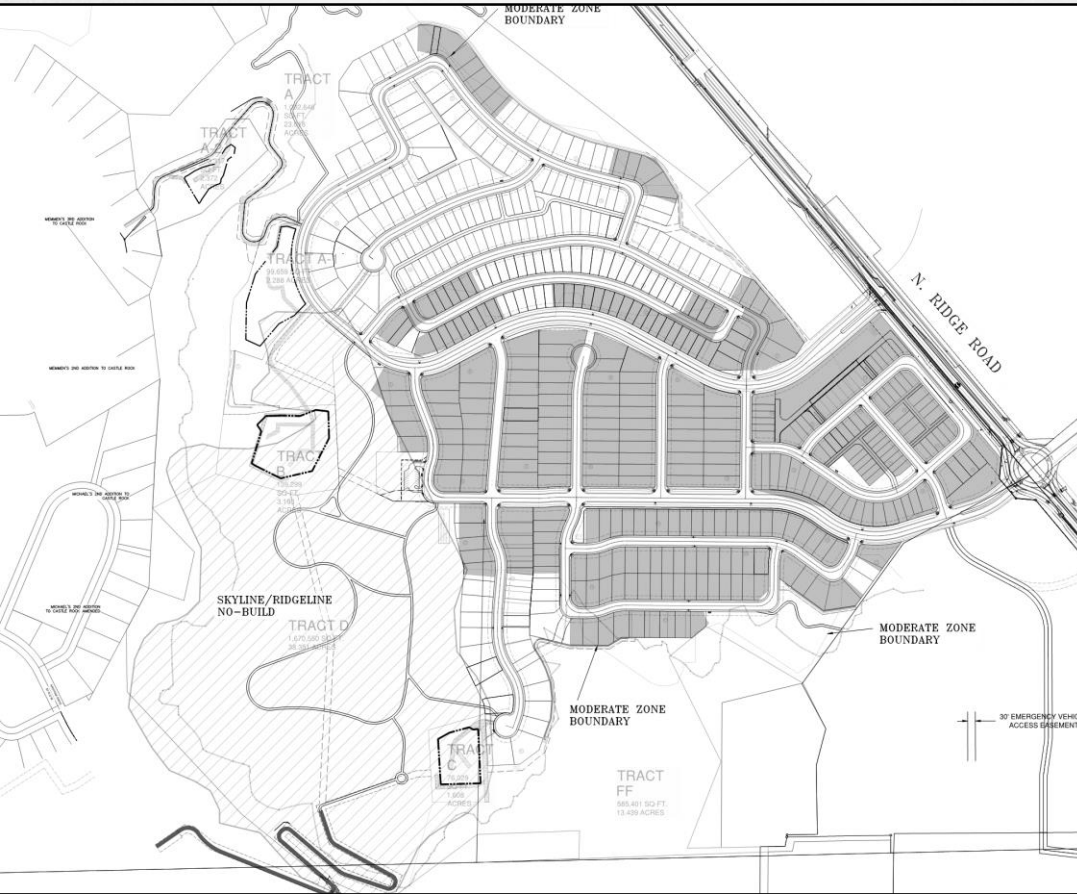


Memmen Young Portion

THE VILLAGES at CASTLE ROCK-Infill

Planned Unit Development
Preliminary Site Plan

SIDE DEVELOPMENT PLAN

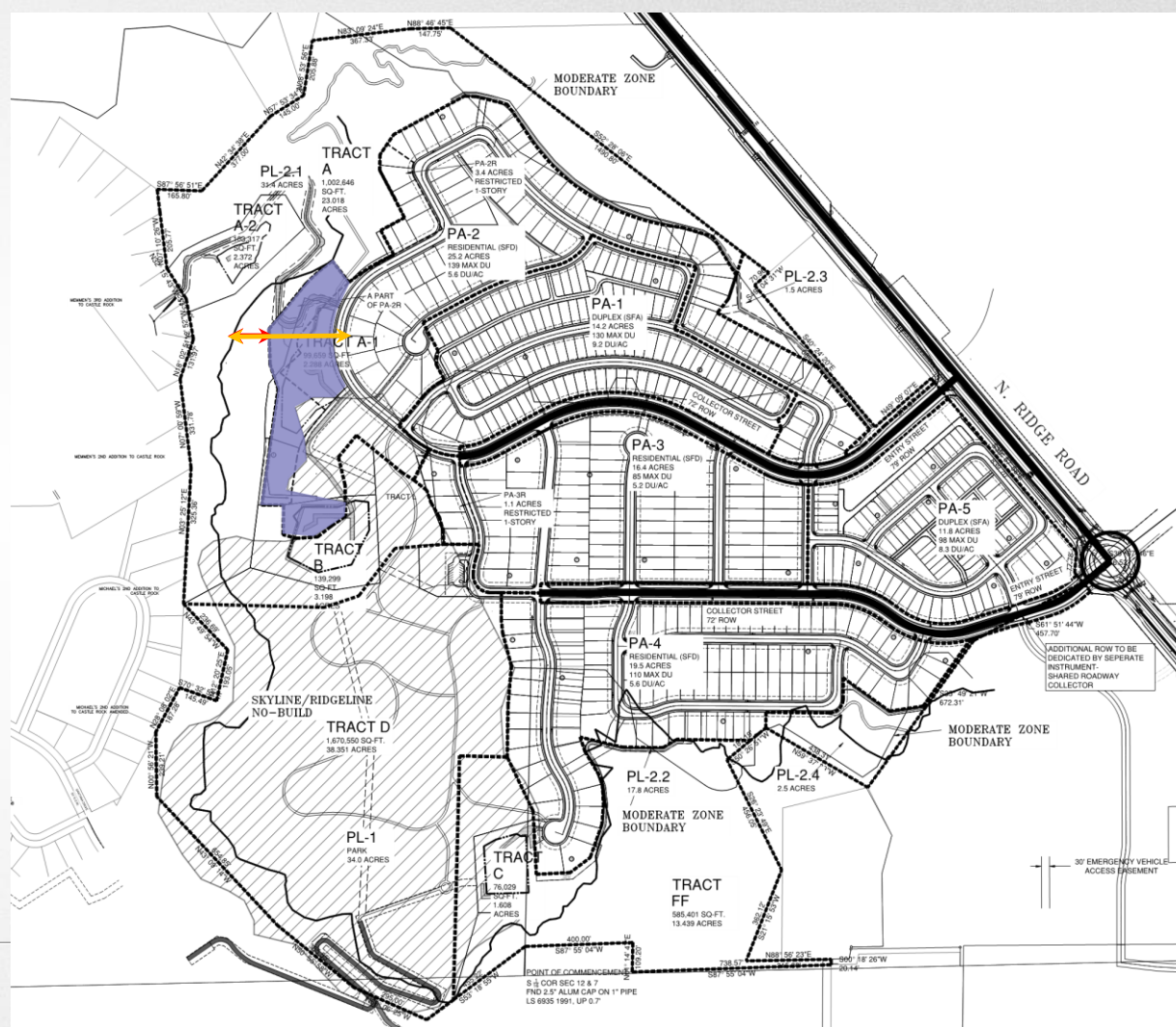


Founders Vista Development Standards

	PD Allows	SDP Proposed
Total Units	562	511
Single Family Detached Units	334	297
Single Family Attached Units (Paired Homes)	228	214
Public Land – Park	34 ac.	38.3 ac.
Open Space – Public and Private	53 ac.	60.6 ac.

DEVELOPMENT ADJACENT TO RIDGELINE

- PD Zoning allows homes approx. 123 ft from edge in this location ↔
- SDP proposes homes 398 ft from edge in same location ↔



CHANGE IN NUMBER OF UNITS

Number of Units	
Initial Zoning	904 Units
1 st Neighborhood Meeting (2019)	~700 Units
Initial Rezoning Submittal (2019)	637 Units
Approved Zoning (2023)	562 Units
Proposed Site Development Plan (2025)	511 Units

COMMUNITY OUTREACH AND FEEDBACK

Outreach Efforts

- 6 neighborhood meetings held to date for zoning and site development plan.

Community Concerns

- Ridgeline Development
- Fire Danger
- Wildlife
- Traffic
- Water Resources
- Blasting
- Detention Pond Access Roads

Neighborhood Meetings		
Date	Format	Attendance
May 21, 2019	In-Person	30
February 20, 2020	In-Person	20
January 5, 2022	Hybrid	45
May 18, 2023	Hybrid	22
December 9, 2024	Hybrid	7
May 15, 2025	Hybrid	11

SITE PLAN REVIEW AND APPROVAL CRITERIA

Municipal Code Section 17.38.040

- A. Community Vision/Land Use Entitlements
- B. Site Layout
- C. Circulation and Connectivity
- D. Service Phasing and Off-site Impacts
- E. Open Space, Public Lands and Recreation Amenities

ANALYSIS AND FINDINGS

- Town of Castle Rock 2030 Vision and Comprehensive Master Plan
- Town of Castle Rock Municipal Code, Chapter 17.38 Site Development Plan
- Planned Development Plan and Zoning Regulations, Amendment No. 1 Memmen Young Portion – The Villages at Castle Rock Infill Plan and Zoning Regulations.

RECOMMENDATION

Planning Commission voted 4-0 to recommend approval of the Site Development Plan to Town Council

PROPOSED MOTION

Approval:

“I move to approve the Resolution, as introduced by title.”

Approve with Conditions:

“I move to approve the Resolution, as introduced by title, with the following conditions_____.”

Continue item (need more information):

“I move to continue this item to the Town Council meeting on {date} at 6pm, in order to provide more information on _____.”

QUESTIONS?

