RESOLUTION NO. 2025-___

A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR THE BRICKYARD MIXED-USE DEVELOPMENT

WHEREAS, Confluence Companies, LLC, has requested approval of the Brickyard Site Development Plan (the "Site Development Plan"), which plan consists of 384 multi-family dwelling units, a 123-room hotel with conference space, approximately 263,000 square feet of retail, office, restaurant and entertainment space, and 5.49 acres of open space within the Brickyard Planned Development (collectively, the "Project"); and

WHEREAS, the Project is located on approximately 21.14 acres of property located in the Town of Castle Rock (the "Town") south of the intersection of Wolfensberger Road and Prairie Hawk Drive at 401 Prairie Hawk Drive; 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 25, 2025, a public hearing was held before the Planning Commission, which voted 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's Vision 2030 and the 2030 Comprehensive Master Plan;

(ii) The applicable development standards set forth in the Brickyard Planned Development Plan and Zoning Regulations;

(iii) The site development plan review and approval criteria set forth in CRMC Section 17.38.040;

(iv) The skyline/ridgeline protection regulations set forth in CRMC Chapter 17.48;

(v) The residential/non-residential interface regulations set forth in CRMC Chapter 17.50; and

(vi) 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 7th day of October, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ____ for and ____ against.

ATTEST:

_____
Lisa Anderson, Town Clerk

TOWN OF CASTLE ROCK

_____
Jason Gray, Mayor

Approved as to form:

_____
Michael J. Hyman, Town Attorney

Approved as to content:

_____
Tara Vargish, Director of Development Services