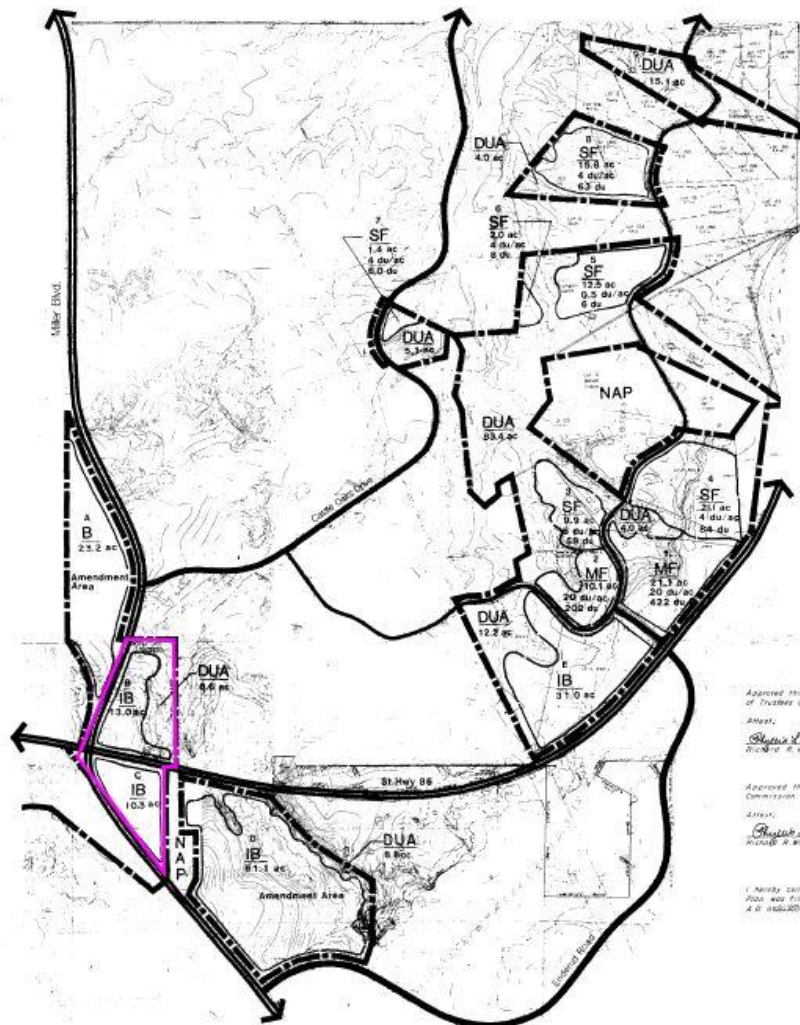


MEDICAL OFFICES AT FOUNDERS MARKETPLACE SITE DEVELOPMENT PLAN

PLANNING COMMISSION
AUGUST 13, 2020







LEGEND		LAND USE SUMMARY		
Land Use	Acreage	Dwelling Units	% Of Site Acreage	
SF Single Family 0.5 du/ac	12.5	6	3.2	
SF Single-Family 4 du/ac	40.3*	161**	10.4	
SF Single-Family 6 du/ac	9.9	59	2.6	
MF Multi-Family 20 du/ac	31.2	624	8.1	
IB Integrated Business	115.4	—	29.5	
B Business	23.2	—	6.0	
DUA Dedicated Use Area	141.2	—	36.2	
Roads	15.6	—	4.0	
TOTAL	389.3*	850**	100.0	

NOTE:
 * Includes 15.6 ac SF, 4.0 ac DUA, and 0.9 ac Road included in approved 1981 PUD Plan.
 ** Includes 63 du's included within approved 1981 PUD Plan.

PARCEL LABEL KEY

Example:
 3 - Parcel Number
 SF - Land Use
 0.9 ac - Acreage
 6 du/ac - Density
 59 du - Dwelling Unit

Net Density 9.1 du/ac
 Gross Density 2.2 du/ac

Approved this 18th day of October, 1995, by the Board of Trustees of the Town of Castle Rock.

Attest:
 Richard A. Brown, Mayor
 Richard A. Brown, Town Clerk

Approved this 18th day of October, 1995, by the Planning Commission of the Town of Castle Rock.

Attest:
 Richard A. Brown, Mayor
 Richard A. Brown, Town Clerk

I hereby certify that this signed Unit Development Preliminary Site Plan was filed in my office this 18th day of October, 1995.

A. B. Anderson, Town Clerk
 A. B. Anderson, Town Clerk

Zoning Amendments and Infill The Villages Mall and Office Center Portion

THE VILLAGES at CASTLE ROCK-Infill

Planned Unit Development
 Preliminary Site Plan

Developer
 Park Funding Corp.
 8301 East Prentice
 Englewood, Colorado 80111
 303-550-7666

Planning
 Design Workshop, Inc.
 1422 Delgany St.
 Denver, Colorado 80202
 303-623-5186

Revised: July 2, 1995
 Date: June 1995

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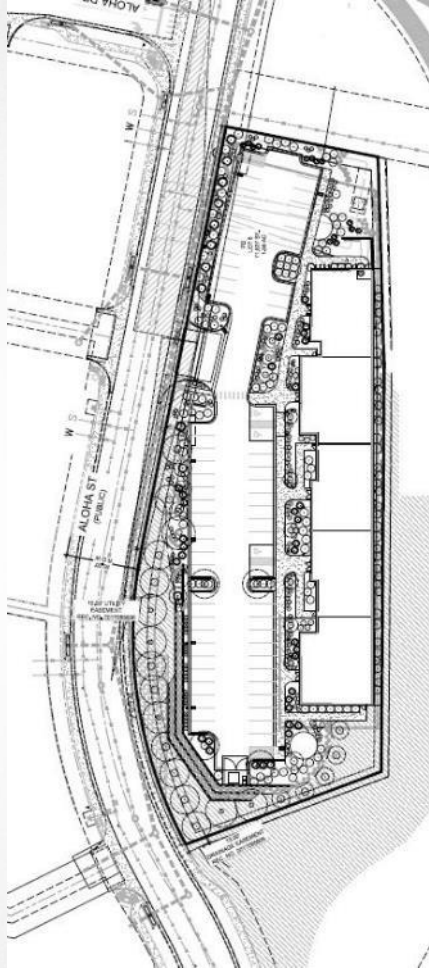




Vicinity Map

Subject Property





ZONING COMPARISON

ZONING COMPARISON		
ZONING	MALL AND OFFICE CENTER INFILL PD	
USE AREA	INTEGRATED BUSINESS (IB)	
LOT	LOT 6	
LOT SIZE SF/ACRES	69,115 SF/1.59 ACRES	
	REQUIREMENT	PROVIDED (THIS SDP)
BUILDING SF		13,512 SF (12,811 GLA)
PERMITTED USES	AS PER SECTION IIE OF THE PD ZONING REGULATIONS	OFFICES
MINIMUM LOT SIZE	1 ACRES	1.59 ACRES
MAX BUILDING COVERAGE	35%	19.55%
MIN FRONT YARD SETBACK	15'	83' - 0"
MIN REAR YARD SETBACK	5'	6' - 3"
MIN SIDE YARD SETBACK	5'	45' - 9"
MAX BUILDING HEIGHT	50' - 0"	21' - 6"
MAX BUILDABLE SLOPE	4:1	4:1
MIN PARKING	MEDICAL OFFICE AND CLINIC; 5 PER 1,000 SF OF GLA	REQUIRED: (12,811/1,000 x 5) 65 SPACES
		PROVIDED: 68 SPACES
MIN ADA PARKING	PER MUNI. CODE 3 ADA SPACES REQUIRED FOR 51 TO 76 TOTAL LOT SPACES	REQUIRED ADA PARKING: 3 SPACES
		PROVIDED ADA PARKING: 3 SPACES
BICYCLE PARKING	5% OF TOTAL PARKING	REQUIRED: 4 SPACES
		PROVIDED: (68 x .05) 4 SPACES

SDP REVIEW AND APPROVAL CRITERIA AND ANALYSIS

- A. Community Vision/Land Use Entitlements – meets by generally conforming to Town plans & by conforming to zoning
- B. Site Layout – meets by designing to Town code and zoning
- C. Circulation and Connectivity – meets by providing vehicular & pedestrian access to the site and circulation within the site
- D. Service phasing and Off-site Impacts – meets by providing adequate and efficient utility plans and by conforming to previously approved TIA assumptions
- E. Open Space, Public Lands and Recreation Amenities – meets by providing two private outdoor patio areas with seating

FINDINGS

- Town staff find the proposed site development plan meets the Town's Site Development Plan Review and Approval Criteria set forth in 17.38.040

RECOMMENDATION

- Staff recommends approval of the proposed Medical Offices at Founders Marketplace Site Development Plan

PROPOSED MOTION

“I move to recommend approval of the Medical Offices at Founders Marketplace Site Development Plan to Town Council”

QUESTIONS?

PLANNING COMMISSION
MAY 14, 2020

