



Meeting Date: May 22, 2025

AGENDA MEMORANDUM

To: Planning Commission

From: Brad Boland, AICP Long Range Project Manager, Development Services Department

Title: Founders Vistas Site Development Plan
[180.5 Acres, located west of Ridge Road, south of Fifth Street, and north Of Plum Creek Parkway]

Executive Summary

176 M, LLC is seeking approval of a residential Site Development Plan (SDP) called Founders Vista (Attachment B). The development site is 180.5 acres. It is located west of Ridge Road south of Fifth Street, and north of Plum Creek Parkway (Figure 1 and Attachment A).

The SDP proposes 297 single-family detached residential units and 107 paired homes (214 dwelling units) for a total of 511 residential units. A total of 98.9 acres of public and private open space is proposed.

The proposed SDP meets the applicable development standards of the Amendment No. 1 Memmen Young Portion – The Villages at Castle Rock Infill PD. No outstanding staff or external comments remain. Staff is recommending approval of the Site Development Plan, as proposed.

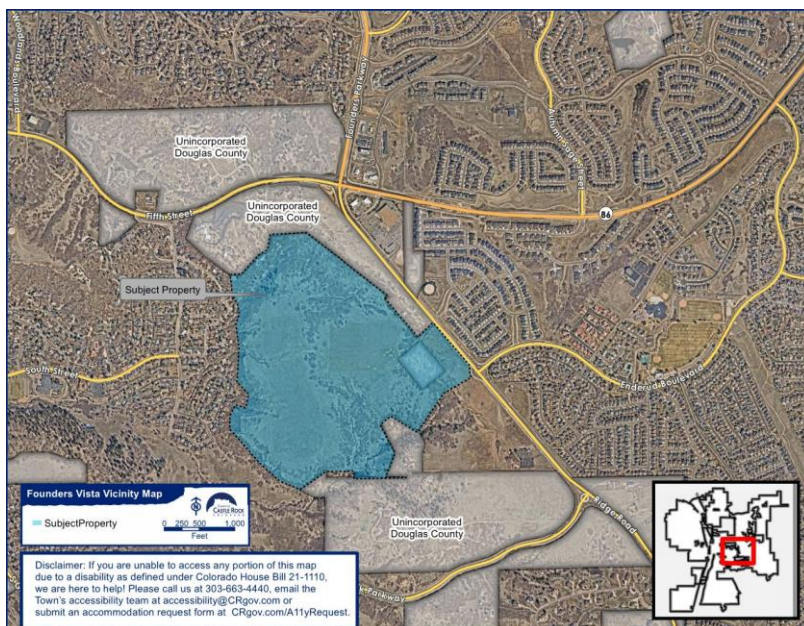


Figure 1: Vicinity Map

Background

Existing Conditions/Surrounding Uses

The vacant Memmen Young PD is best described as a mesa with steep slopes and cliffs being the southern and western boundary of the property. The property has a significant elevation change shortly before the east boundary of the property (Ridge Rd). Within the property are rolling grass hills. Colorado Geological Survey was sent a referral for which they responded with no concerns with the anticipated residential development.

Gambel Oak is intermittedly disbursed through the property, most prominently in low-lying drainage areas. Ponderosa Pines and scattered evergreens are found on the edges of the property.

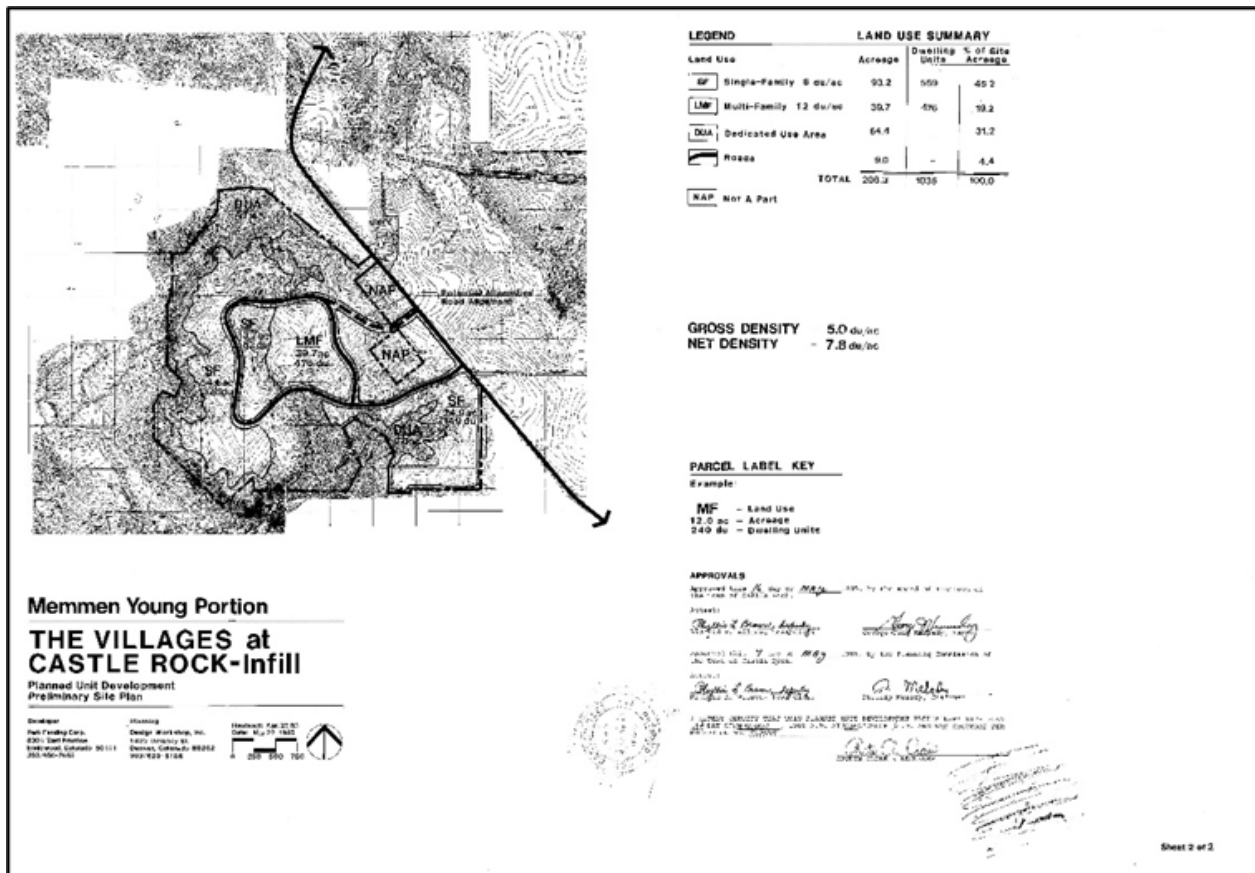
The wildlife found on the site is typical of that found in shortgrass habitats in Colorado and Castle Rock. Large mammals include elk, mule deer, pronghorn, coyotes and red fox. Small mammals include voles, prairies dogs, and ground squirrels. No threatened or endangered species or suitable habitat for such animals was found on the site.

A single family home with a domestic well that will be abandoned is on a 5 acre tract within the property. The property is accessed by a dirt driveway from Ridge Road. An existing cell tower is also located on the 5 acre tract and will be relocated at a later phase in the development.

Zoning Regulations

The property is zoned as the Amendment No. 1 Memmen Young Portion – The Villages at Castle Rock Infill PD (Memmen Young PD 1st Amendment). The property was part of the original Memmen Young Portion - The Villages at Castle Rock Infill PD (Memmen Young PD) that was created through a series of annexations beginning in 1981 and ending in 1985 (with some of the annexed property being incorporated in the Founders Village PD). In 1985, the property was zoned as the Memmen Young PD.

The original Memmen Young PD was 206.3 acres in size. It had two residential use areas, Single Family (6 du/ac) and Multi-Family (12 du/ac). Overall, the Memmen Young PD allowed for 559 single family units and 476 multifamily units for a total of 1035 dwelling units. The PD allocated a total of 64.4 acres to dedicated use area, which allowed for public uses such as open space and parks.



On June 20, 2023, Town Council approved a rezoning to amend 175.5 acres of the Memmen Young PD. This portion of the Memmen Young PD had entitlements for 428 single family units and 476 multifamily units for total of 904 units. As part of the rezoning, a 5-acre parcel that was surrounded by the existing PD was annexed and zoned, bringing the total size of the subject property to 180.5 acres. The rezoning approved 334 single family detached dwelling units and 114 paired homes (228 dwelling units) for a total of 562 residential units, which was a decrease of 342 units from the previous zoning. The amended PD requires 86.9 acres of open space.

Discussion

Site Design

The proposed Site Development Plan (SDP) includes a total of 511 residential units, consisting of 297 single-family detached homes and 107 paired buildings (214 dwelling units). The plan also incorporates approximately 98.9 acres of combined public and private open space throughout the development.

Primary access to the site is provided via two connections from Ridge Road: the existing roundabout at Enderud Boulevard and a new access point designated as Tipperary Place, located to the north of Enderud. Both Enderud Boulevard and Tipperary Place extend westward into the site and are connected by Kilkea Road, forming a continuous internal loop road to facilitate circulation through the site.

The development is organized into five distinct residential planning areas. Three of these planning areas are designated for single-family detached homes (shown in orange below), while the remaining two are planned for paired homes (shown in yellow below). The paired home units will feature rear-loaded garages accessed via a network of alleys.

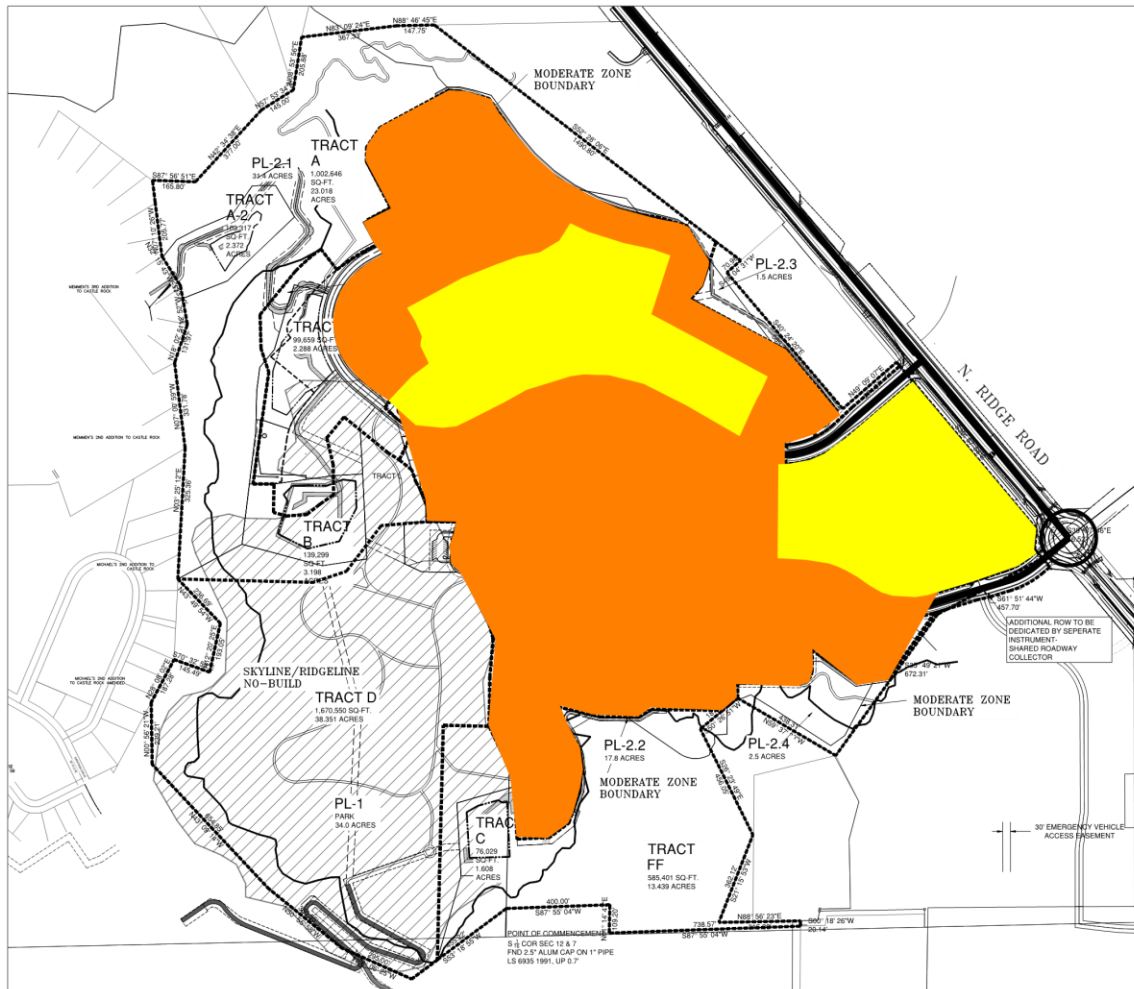


Figure 3: Residential Use Areas (Orange - Single Family Detached, Yellow - Paired Homes)

A significant portion of the proposed open space is located along the western edge of the site, adjacent to the protected ridgeline area. Additional open space tracts for landscaping and stormwater management are distributed throughout the development. A centrally located pocket park—including a playground—is proposed, along with another open space tract that is reserved for future amenities to be designed and installed by the homebuilder in a later phase. Both the pocket park and future amenity tract will be owned and maintained by the metro district.

Development Standards

The proposed Site Development Plan has been designed in accordance with the development standards outlined in the Memmen Young PD 1st Amendment Plan and applicable Zoning Regulations. The plan includes a total of 511 residential units, which is below the maximum of 562 units permitted under the PD. Additionally, the project proposes approximately 98.9 acres of

open space, exceeding the minimum requirement of 86.9 acres. All proposed setbacks and building heights are consistent with the standards established in the zoning and planned development framework.

The proposed landscaping meets the requirements of the Town's landscape and irrigation regulations. The front and back yard landscape and irrigation must be designed by the homebuilder as part of the construction process and must be installed by the builder. No irrigated turf is permitted in the front yards. The front yard landscape shall utilize a ColoradoScape design and must achieve a minimum of 75% plant coverage at maturity (3 years). Irrigated turf in the back yard is allowed to a maximum of 500 square feet, regardless of the lot size. The project has one approved Technical Criteria Variance for reduced streetscape tree requirement due to conflicting utility infrastructure along Ridge Road.

Skyline / Ridgeline Protections

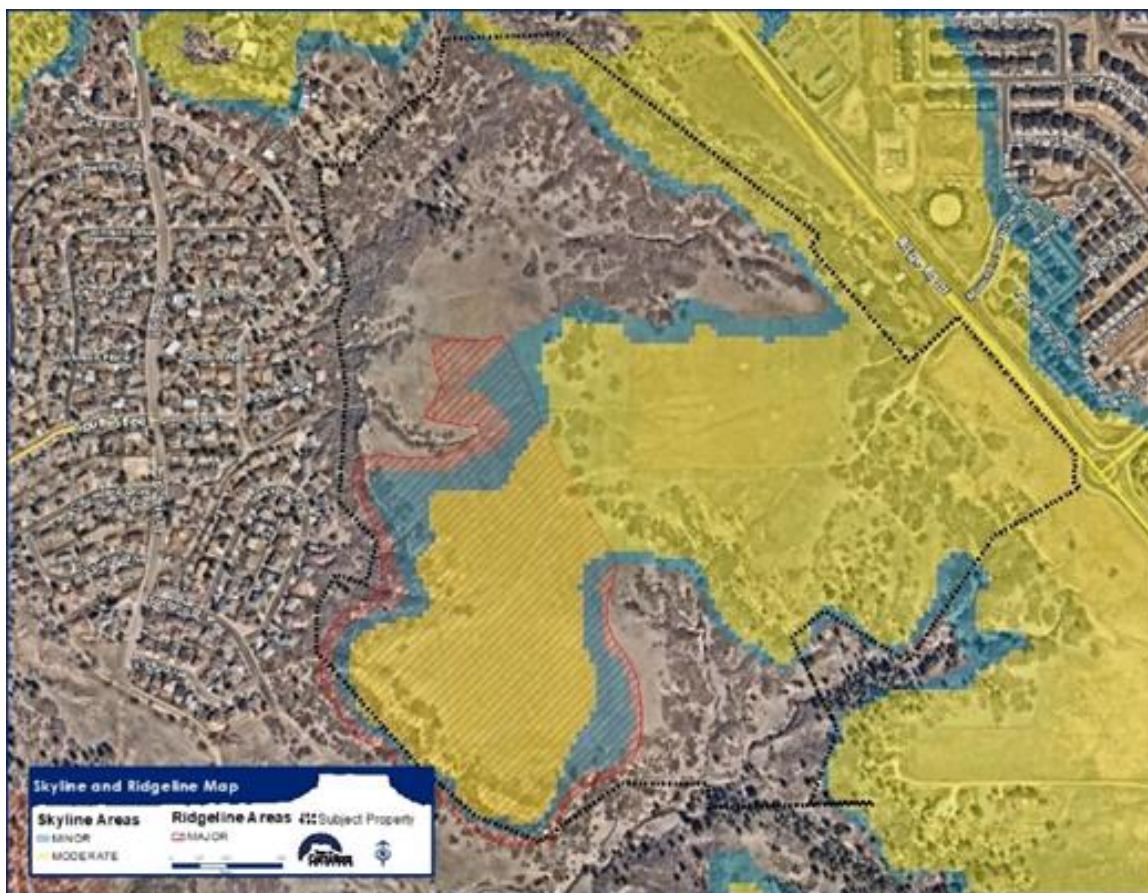


Figure 4: Skyline-Ridgeline Map

In 1999, the Town adopted Chapter 17.48 Skyline/Ridgeline Protection Regulations of the Castle Rock Municipal Code. The regulations place restrictions on the siting of structures in visually significant areas and provide mitigation of the visual impact of such development. The Founders Vistas SDP is impacted by these regulations as depicted in Figure 4. Two types of visually significant areas were delineated; skylines and ridgelines. They were further broken into levels of impact. The majority of the southern property is located within the moderate skyline area that

restricts structures to a maximum height of 25 feet. The lots proposed with the moderate skyline area and thus limited to a maximum height of 25 are shaded gray in Figure 5 which is included with the SDP plan set.

The south west portion of the property has been classified as a major ridgeline area which prohibits private structures. Land within major ridgelines may be included in lots that extend outside such areas provided that the primary and accessory structures on such lots are located completely outside the major ridgeline areas.

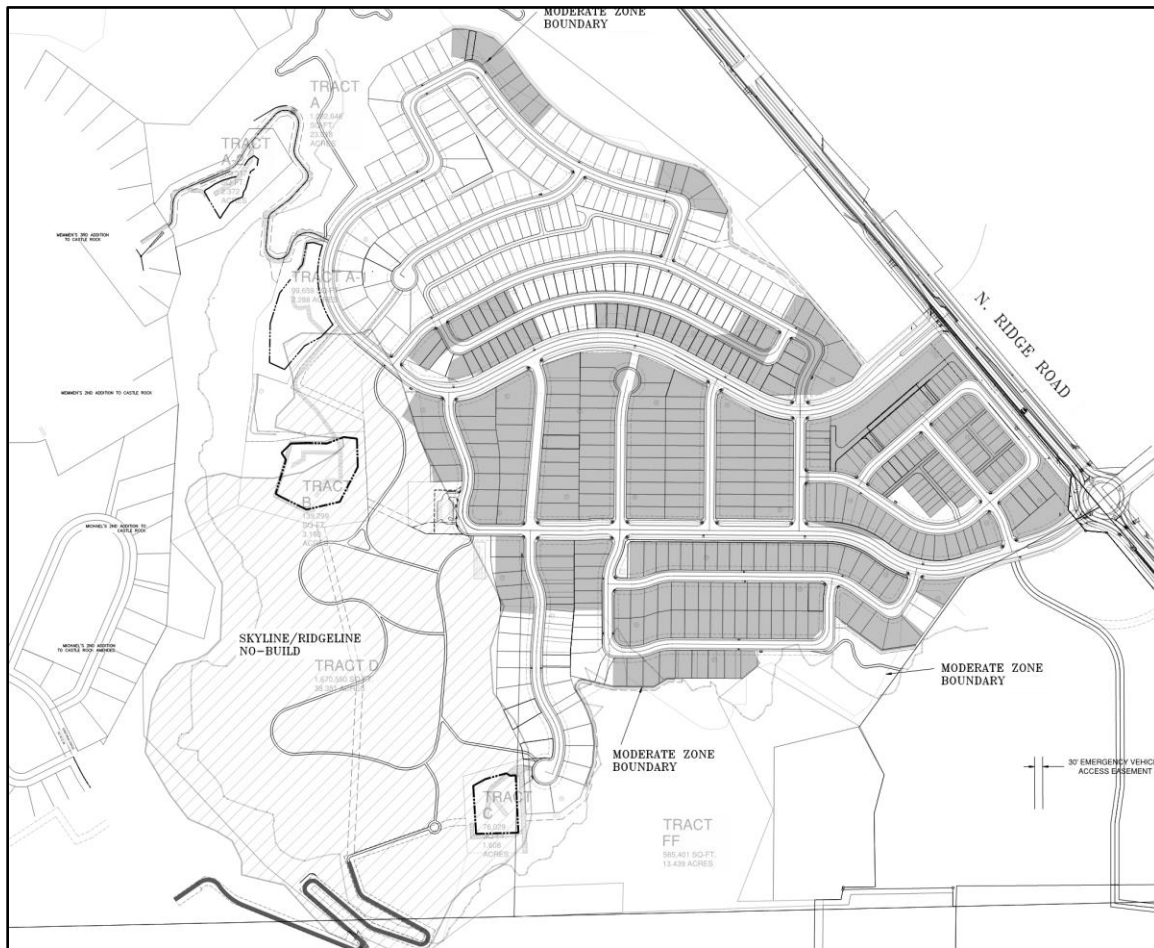


Figure 5: Lots Subject to Moderate Skyline Regulations

Interface Regulations

The Memmen Young 1st Amendment PD intentionally mixes single family detached and paired homes, therefore the Dissimilar Residential Interface Regulations do not apply within or between planning areas in the Memmen Young 1st Amendment PD. Planning Area 5 does allow for paired homes and is adjacent to the remaining portion of the Memmen Young PD which allows for single family residential. However, a right of way greater than 50 feet separates the paired homes from the single family detached use area, therefore the Dissimilar Residential Interface Regulations do not apply. The property is not subject to the Residential/Non-Residential Interface as the property is not adjacent to any commercially zoned properties.

Open Space and Public Land Dedication

Parks staff has reviewed this Site Development Plan and finds that it meets the parks and open space requirements of the Memmen Young PD 1st Amendment. A total of 98.9 Acres of public and private land is being set aside for open space, exceeding the requirement of 86.9 acres.

A substantial portion of the project's open space—totaling approximately 77 acres—will be dedicated to the Town and located on the western side of the development. Detention ponds within this area will be situated on separate tracts under the ownership of the metropolitan district, as permitted and anticipated by the Memmen Young Planned Development (PD) 1st Amendment; these tracts are not included in the 77-acre dedication. Additionally, a pocket park of approximately 0.8 acres will be established at the terminus of Enderud Boulevard. This park will be owned and maintained by the metro district and will include a 15-space parking lot. A public access and parking easement will be recorded to ensure availability for use by Town residents. Furthermore, a separate 2.65-acre tract, also to be owned and maintained by the metro district, is designated for future open space or park amenities, to be proposed and developed by the homebuilder at a later time.

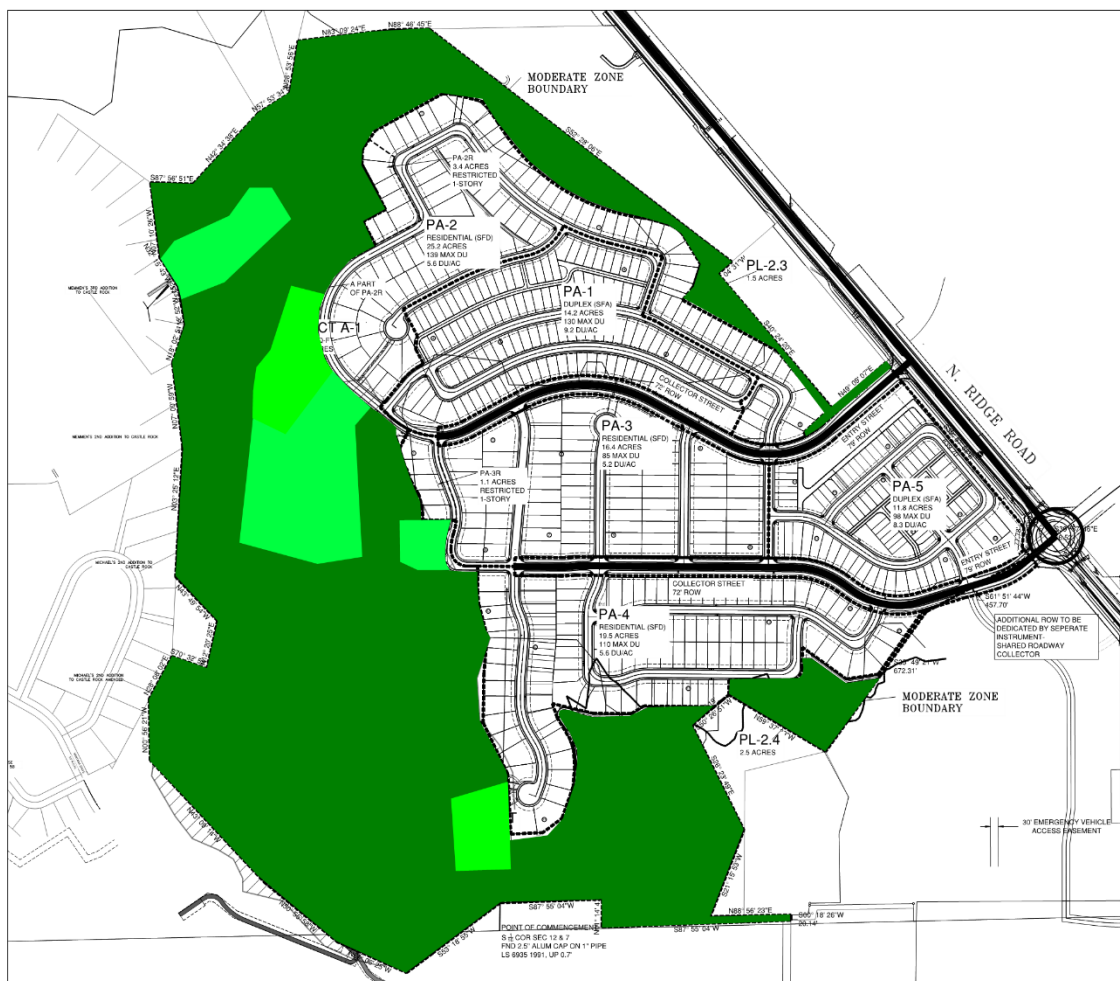


Figure 6: Proposed Open Space (Dark Green - Town Owned, Light Green - Metro District Owned)

Various natural surface trails are being provided throughout the open space parcels and will provide connections to adjacent developments for regional connectivity. Majority of these trails will be Town built and funded, with an additional trail funded and constructed by the adjacent annexation property.

Traffic Impact Analysis and Mitigation

The proposed development includes the new construction of approximately 297 single-family detached housing units, and 214 paired home housing units.

Proposed access to the development is provided at the following locations: one full-movement access connecting to the roundabout at N Ridge Road and Enderud Boulevard (referred to as Access A), and one three-quarter access onto N Ridge Road north of Enderud Boulevard (referred to as Access B).

A Traffic Analysis was performed by SM Roacha LLC. Analysis was conducted for critical AM peak hour and PM peak hour traffic operations for existing traffic conditions, Year 2024 and Year 2040 background traffic conditions, and Year 2024 and Year 2040 total traffic conditions. The analyses used the number of units allowed by zoning of 334 single-family detached units and 228 paired housing units, which is more units than included in this SDP .

Under existing conditions, operational analysis shows that the signalized intersection of N Ridge Road with Fifth Street has overall operations at LOS B during the morning peak traffic hour and LOS D during the afternoon peak traffic hour. The signalized intersection of N Ridge Road with King Soopers Access has overall operations at LOS A during the morning peak traffic hour and LOS B during the afternoon peak traffic hour. The roundabout intersection of N Ridge Road with Enderud Boulevard has turn movement operations at LOS A during the morning peak traffic hour and LOS B or better during the afternoon peak traffic hour. The roundabout intersection of N Ridge Road with Plum Creek Parkway has turn movement operations at LOS B or better during both the morning and afternoon peak traffic hours. The roundabout intersection of Plum Creek Parkway with Gilbert Street has turn movement operations at LOS A during both the morning and afternoon peak traffic hours.

Water Resources

Municipal water service will be provided to the Founders Vista development by Castle Rock Water.

Utilities

Castle Rock Water staff has reviewed and approved the SDP, the Utility Report and the Drainage Report. The developer is obligated to design and construct the necessary water, wastewater, storm sewer and drainage facilities necessary to serve this development.

Fire

The Town's applicable fire requirements set forth in the Town of Castle Rock Municipal Code apply to the development of this neighborhood. Fire staff has reviewed and approved the Site

Development Plan, satisfied with the accessibility to the streets and homes. An emergency vehicle access will be required to be built to the south that meets the required distance separation prior to the issuance of the 101st building permit.

Water Conservation and Landscaping

Staff has reviewed and approved the landscape plan detailed in the Site Development Plan. The implementation of ColoradoScape methods is required for Founders Vistas. Specially, no irrigated turf is permitted in the front yards of single-family lots, and is limited to 500 square feet in the rear yards. Plant selection meets the Town Landscape regulations for low-water use species.

Notification and Outreach

Public Notice

Public hearing notice signs were posted on Ridge Road right-of-way and written notices were sent to property owners within 1,500 feet, and Homeowner Associations (HOA) within ½ mile of the property, at least 15 days prior to the public hearings. Town staff published notice of the Planning Commission and Town Council public hearings on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

The public hearings for the rezoning and first five neighborhood meetings were noticed at 500 feet per the Town's noticing requirements at that time.

Neighborhood Meetings

The applicant has conducted a total of six neighborhood meetings from the start of the rezoning process through the Site Development Plan.

The first meeting was held in person on May 21, 2019, prior to submittal, and attended by approximately 30 residents. The proposal at the time consisted of approximately 700 dwelling units and 81 acres of park and open space. Specific concerns regarding the impact on drainage down the cliffs and rockfall hazard on the properties to the west were raised. Residents expressed their opposition to any potential ridgeline variance and further did not support any development on the property between the northern most major ridgeline and the western edge of cliffs. General concerns about development such as increased traffic, impact on stores and schools

The second neighborhood meeting was held in person on February 20, 2020. Approximately 20 residents attended the meeting. This meeting included the incorporation of the annexation of the 5 acres and introduced the Site Development Plan (currently under review). Residents reiterated that they were not in support of houses along the western ridgeline regardless if it were outside of a no build area. Concerns about water and development were raised. Regarding questions for the need to blast, the applicant responded they did not believe they would need to at that time but could not guarantee that.

A third neighborhood meeting was held in a hybrid format on January 5, 2022 and approximately 45 people attended the meeting between online and in person. The applicant reviewed the zoning and annexation, site plan, and proposed ridgeline variances at the meeting. The topic of blasting was of major concern to the attendees. The applicant stated that with additional information that they had determined they would need to blast. The applicant did not feel qualified to answer the specific blasting questions, so offered that they would bring a subject expert to the next meeting. Attendees again expressed opposition to homes along the ridgeline, regardless of location outside of the no build area. Questions are regarding water and wildlife were raised. Several questions/concerns specific to site development plan detail were raised and discussed.

A fourth neighborhood meeting was held on May 18, 2023. The applicant had a representative from a blasting company present at the beginning of the meeting to discuss the blasting process and answer questions related to construction. Questions and concerns were concentrated on the development closes to the ridgeline.

A fifth neighborhood meeting was held on December 9, 2024. The majority of the questions were centered around the process involved around blasting that would be needed to done to construct the site. This included how much cut and fill would be required on the property. Questions were also asked about the standard to which detention ponds were designed to (100 year storm events) and specifically the lower detention pond and the need for an access road to the pond.

A sixth and final neighborhood meeting was held on May 15, 2025. The questions asked were consistent to those of earlier meetings.

During neighborhood meetings, a consistent concern raised by residents was the proximity of proposed homes to the western ridgeline and the protection of the designated "no-build" major ridgeline area. In response, Town Council addressed the protection of the designated "no-build" concerns during the rezoning process in 2023 by conditioning approval to prohibit any variance requests to the Skyline/Ridgeline Protection Regulations. Although the approved zoning allowed for single-family detached residential development west of the no-build zone—with potential lot setbacks as close as 110 feet from the ridgeline—these lots were removed during the Site Development Plan (SDP) design phase. This area is illustrated in the accompanying Figure 7. The current proposed plan includes a public street that acts as a buffer between the western ridgeline and the nearest homes, increasing the minimum separation to approximately 280 feet from the ridgeline at the narrowest parts, thereby creating a more robust buffer from this prominent natural feature.

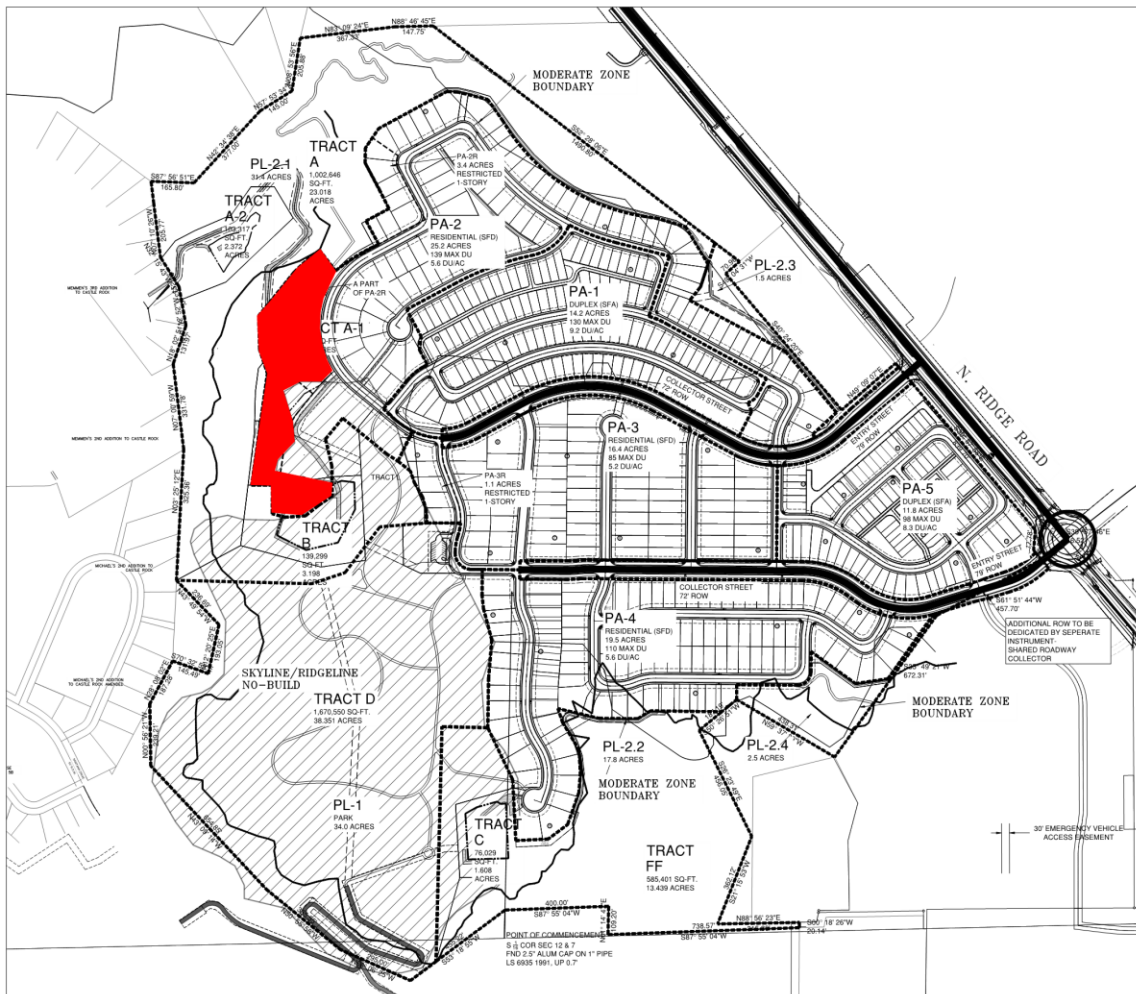


Figure 7: Residential use area not to be developed

Specific concerns were raised regarding the proposed access road extending from the upper portion of the site down to Gordon Drive. This access road is necessary to provide maintenance access to a detention pond and associated stormwater infrastructure, which connects to the existing stormwater system located below the development. A question was raised as to whether the road could terminate at the detention pond rather than continuing down to Gordon Drive. However, due to the steep grade of the upper access route, it is not feasible for maintenance vehicles to safely traverse the slope. As a result, the lower access from Gordon Drive is required to ensure ongoing maintenance and operational functionality of the stormwater facilities.

External Referrals

External referrals were sent to local service providers, Douglas County agencies, and jurisdictional partners, such as the Colorado Geological Survey. There are no outstanding external referral comments.

Analysis

This staff analysis takes into account the representations made in the Site Development Plan land use application, technical reports and attachments submitted to date.

SDP Review and Approval Criteria and Analysis 17.38.040

A. Community Vision/Land Use Entitlements.

1. Generally, conforms to the Town's guiding documents that include, but are not limited to, Town Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans and any other guiding document so long as the application of such document does not restrict the project's entitle use(s) and density.
2. Complies with existing Intergovernmental Agreements applicable to the development proposed.
3. Complies with any applicable Zoning Overlay Regulations and, if applicable, Skyline/Ridgeline Regulations.
4. Complies with the approved Planned Development Plan and Zoning Regulations.
5. Conforms to the Town's architectural goals by proposing architectural details that incorporate the use of high quality materials in a unique and varied design, while eliminating monolithic expanses of walls and rooflines through the use of varying planes and architectural projections to ensure a complete 360-degree architectural design.
6. Complies with all other relevant requirements of the Castle Rock Municipal Code (CRMC).

Analysis: The proposed SDP meets this criterion. It conforms to the Town's Vision and Comprehensive Master Plan in terms of developing housing stock, preserving open space and conserving natural resources. The SDP also complies with Memmen Young PD 1st Amendment, as detailed in the body of this report. Lastly, through the review of the proposal, staff has confirmed that the SDP meets the standards of the Town's Municipal Code and related technical criterial for development. No intergovernmental agreements or zoning overlays apply to this development.

B. Site Layout.

1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the CRMC.
2. Site design shall be designed to maintain pedestrian and vehicle safety, provide for adequate fire safety, and mitigate impacts upon adjacent properties by ensuring all vehicular, fire and mitigation regulations contained within the CRMC, including technical criteria, have been met.
3. Provides adequate parking, on-site circulation and loading in accordance with Town regulations.
4. Provides appropriate screening and/or enclosure of outdoor storage of merchandise/materials, loading areas, trash receptacles, mechanical units, site utility equipment and building mounted utility hardware.
5. Provides adequate site design to protect major environmental characteristics that would include unique topographic features and significant vegetation where possible.

Analysis: The proposed SDP meets this criterion. As discussed earlier, the Interface Regulations do not apply to this SDP. Internal streets are designed to provide safe and efficient pedestrian and vehicle circulation, and emergency vehicle access. The required two spaces per dwelling unit is accounted for. Evergreen and deciduous tree planting throughout the development will line sidewalks and provide additional natural screening. Irrigated turf is restricted in compliance with the Town's Landscape and Irrigation requirements.

C. Circulation and Connectivity.

1. Complies with all CRMC and technical criteria associated with circulation and connectivity.
2. Complies with all Fire regulations associated with land development.
3. Provides for pedestrian and bicycle traffic in a safe and convenient manner.
4. Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space and commercial areas.

Analysis: The proposed SDP meets this criterion. Public Works and Fire staff have reviewed and approved the SDP and supporting documents for compliance with technical criteria and Fire regulations. Roadways, public sidewalks and internal concrete trails will provide for safe and convenient connectivity within and outside of the neighborhood.

D. Services Phasing and Off-site Impact.

1. Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements in a logical and efficient manner.
2. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
3. Existing or proposed stormwater systems can support the development and comply with applicable regulations.
4. Provides adequate consideration for the future extension of streets and utilities to adjacent properties.
5. Identifies and appropriately provides on-site and off-site public improvements to mitigate traffic impacts as required by the CRMC and technical criteria.

Analysis: The proposed SDP meets this criterion. The SDP provides adequate and efficient utility plans for water, stormwater and wastewater and drainage facilities to serve the development. Sufficient water resources to serve this level of development will be dedicated prior to the approval and recording of the plat associated with this site plan. Trail systems and connection with future development surrounding Founders Vista is included in the SDP.

E. Open Space, Public Lands and Recreation Amenities.

1. Provides adequate trail systems in terms of internal circulation and appropriate external connections deemed necessary by the Town to achieve connectivity goals.
2. Ensures functional and accessible open space, consistent with the overall open space plan for development and preserves significant natural features.
3. Ensures appropriate buffering, utilizing open space and/or setbacks to lessen any
4. Identified negative impacts.

Analysis: The proposed SDP meets this criterion. The proposed trails system, open space acreage, and preservation of significant natural features, specifically the prominent ridgeline in on the west of the property has been detailed in the body of this report.

Budget Impact

Development of the property will generate review, development impact and use tax fees typical for a residential development.

Findings

All staff review comments and external referral comments have been addressed. Town staff finds that the proposed Site Development Plan for Founders Vista:

- Conforms to, and advances the objectives of the Town Vision and the Comprehensive Master Plan,
- Meets the requirement of the Castle Rock Municipal Code, Chapter 17.38 – Site Development Plan, and
- Meets the requirements of the Planned Development Plan and Zoning Regulations, Amendment No. 1 Memmen Young Portion – The Villages at Castle Rock Infill Plan and Zoning Regulations.

Recommendation

Based on the analysis detailed in this staff report and the findings noted above, staff recommends that the Planning Commission recommend approval of the Founders Vista Site Development Plan to Town Council, as proposed.

Proposed Motion

Option 1: Approval

“I move to recommend approval of the Site Development Plan to Town Council, as proposed.”

Option 2: Approval with Conditions

“I move to recommend approval of the Site Development Plan to Town Council, with the following conditions:” [list conditions]

Option 3: Continue item to next hearing (need more information to make decision)

“I move to continue this item to the Planning Commission meeting on [date], at [time].”

Attachments

- Attachment A: Vicinity Map
- Attachment B: Site Development Plan
- Attachment C: Planned Development Plan and Zoning Regulations
- Attachment D: Neighborhood Meeting Summaries