

HIGHLINE ENGINEERING AND SURVEYING COMPANY, INC.

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Town of Castle Rock, CO
Planning Department
Castle Rock, Colorado 80012

November 1, 2019

RE: Memmen Property – “Founders Vista”

Property Owner: 176 M LLC
667 N. Ridge Road
CastleRock, CO

Contact: Derik Memmen
Phone: (303) 901-7181

Developer: Macor LLC
9157 S. University, Unit 113
Highlands Ranch, CO 80112

Contact: Roy Mason
Phone: 720.329.6976

Dear Sir,

I. Location

I. INTRODUCTION

Founders Vista Subdivision is a proposed single family and Multi-family subdivision located in Castle Rock, Colorado. The site consists of 176.5 Acres located Southeast of the Town of Castle Rock, Colorado. The site is located in the West Half of Section 7, Township 8 South, Range 66 West and the East Half of Section 12, Township 8 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado

The property is annexed into the Town of Castle Rock and has completed the PUD planning process for zoning, land use and density, all approved by the Town of Castle Rock as part of the Memmen Young PUD in 1985. The approved PUD contains a 27 acre parcel which is not a part of this application. The Land Use Summary contained the approved PUD as follows (Excluding the 27 Acre Parcel):

LAND USE	ACREAGE	ALLOWABLE PLANNED DU
SF SINGLE FAMILY (6DU/AC)	66.2	410
LMF (12DU/AC) (LMF = Low Density – Multi Family)	39.7	476
DUA DEDICATED USE AREA	64.4	----
ROADS	9.0	----
Total	179.3	886

Founders JustificationZ

II. PROPOSED PROJECT

Founders Vista Subdivision is a proposed single family subdivision consisting of approximately 548 lots for single family detached and attached homes. Approximately 338 less dwelling units than approved by the Town of Castle Rock as part of the Memmen Young PUD in 1985. The property will be platted in *2 separate subdivisions*, which will result in *2-Phases* of development.

The proposed site plan was prepared to be in substantial compliance with the approved Memmen Young PUD with modification made due to restrictions placed on the property by the Skyline-Ridgeline Ordinance. The new site layout was designed to provide a centralized urban development with large open space buffers along the South and Southwestern edge of the property.

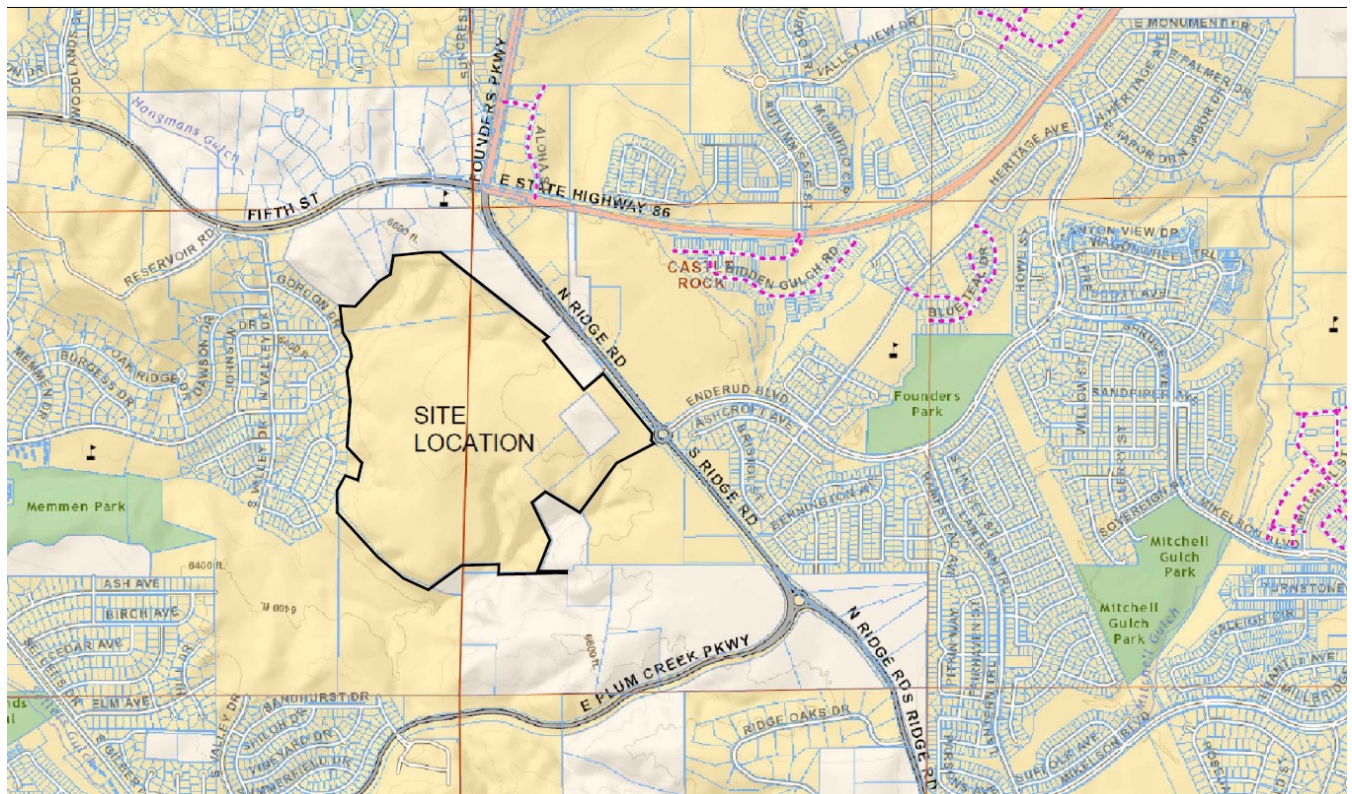
The site is divided into 5 distinct planning areas having varying densities of single family attached and detached residential lots. Planning Areas 1 and Planning Area 5 contains approximately 168 35'x90 foot Duplex lots. Planning area 2, 3, and 4 contains approximately 380 50' and 60' x 102.5 foot detached single family lots.

The property is an infill project of Founders Village. The Founders Village Metropolitan District will provide water and sanitary sewer service to the property. The property has sufficient water rights for approximately 230 single family equivalents. Additional water will be required to be purchased from the town for additional 318 proposed single family detached homes and 188 town homes.

Existing topography was used to plan roadways and lots layout in order to minimize grading activities and maintain general shape of the existing topography. Two collector roads are proposed for access onto Ridge Road located on the north boundary line. A 70 + acre open space area is proposed along the west and south portion of the site to provide a breath taking view of the Rocky Mountains and City below.

A 5 acre parcel located on the northern central portion of the is identified as being "Not A Part" of the Memmen Young PUD property. A separate application for annexation and zoning will be applied for in the second phase of the Founders Vista SDP application.

The Ridgeline/Skyline Ordinance is applicable to approximately one-third of Founders Vista Subdivision. Planning areas 3 and 4 are shown to be within the moderate Skyline ordinance and the southwest portion of the site containing approximately 60 acres of Open Space Planning Area No. 1 (OSP-1), is identified as a No Build zone. The moderate Skyline ordinance restricts structures to a maximum of 25 feet average height. Creative Site planning and use of dense single family lots concentrated in Planning Areas 3 and 4 were used to create the open space of the No Build area located along the South and West portions of the site. A variance along the fringe of the No-Build area of the Skyline / Ridgeline Ordinance is requested.



Thank you for your consideration,

Russell B. Hall, PE&PLS

Founders JustificationZ