



YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural: _____
Electrical: _____
Mechanical: _____
Plumbing: _____

MEADOWS MEDICAL
Planned Development Plan
and Zoning Regulations
3737 New Hope Way
Castle Rock, Colorado

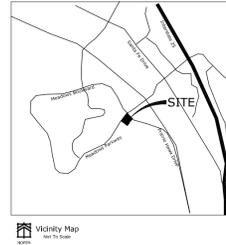
Job No. 20209
Directory Planning
File development plan
Drawn By DBN
Date 8.26.2024
Revised 10.23.2025

DRAWING NO.
1 of 4
ZONE CHANGE
COVER PAGE

MEADOWS MEDICAL

Planned Development Plan and Zoning Regulations

A PART OF THE SW 1/4 OF SECTION 21, SECTION 27, SECTION 28, SE 1/4 SECTION 29, SECTION 32,33, AND 34 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH P.M. AND PART OF THE SW 1/4 OF SECTION 3, SECTION 4, 5, 9, AND THE WEST 1/2 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



TITLE CERTIFICATE

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS _____ DAY OF _____ 20____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNERSHIP CERTIFICATE:

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

(New Hope Presbyterian Church)
SIGNED THIS _____ DAY OF _____ 20____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED New Hope Presbyterian Church, U.S.A. AT RECEPTION NO. 2007098704 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

(Name of mortgagee)

SIGNED THIS _____ DAY OF _____ 20____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION RECOMMENDATION

THIS PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____.

CHAIR DATE

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL

THIS PD SITE PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE _____ DAY OF _____, 20____.

MAYOR DATE

ATTEST:

TOWN CLERK DATE

LEGAL DESCRIPTIONS:

Lot 1 The Meadows Filing No. 21

PDP Standard Notes

- The purpose of this amendment is to create a continuous zoning designation for the entire lot, the property in question is located at 3737 New hope Way. This property currently has two different zoning designations.
- The mineral rights associated with this development have been severed. Notification of development hearings before Planning Commission and Town Council must be provided to owners of mineral estates.
- This project lies within Zone X, outside of the 100-yr floodplain as shown on FEMA Firm Panel 08035C0169G, dated March 16, 2016
- This development plan is impacted by the Town of Castle Rock Residential/Non-Residential Interface Regulations. Interface areas must adhere to Chapter 17.50 of the Town of Castle Rock Municipal Code regarding mitigation procedures.
- This site is within the Town of Castle Rock [YELLOW] water pressure zone.
- All-weather (concrete or asphalt) surfaced access roads capable of withstanding the imposed loads of fire apparatus (75,000 lbs.) and all required fire hydrants shall be installed and made serviceable prior to and during all construction.
- Right-of-way for ingress and egress for emergency vehicles is granted over, across, on and through any and all private roads and drives.
- Urban/Wildland Interface Area Management Plan to be evaluated by the Town of Castle Rock Fire Department as appropriate to each Planned Development (PD) . If a Management Plan has been developed for this PD the details of that Plan are to be outlined on the PDP cover sheet.

INTRODUCTION:

This piece of property was omitted from The Meadows Preliminary PD Site Plans. We propose to create a continuous zoning designation for the entire lot. Currently the lot in discussion is where the existing Hew Hope Presbyterian church is located (3737 New Hope Way). The property has two different zoning designations. The first being the northwest portion where the building sits is zoned Multi-family under The Meadows PD Site Plan filing No. 3 (reception no. 8802433). The second zoning is Town Center associated with The Meadows PD Site Plan filing No. 4 (reception no. 2005055505). With this Planned Development Plan (PDP) and Zone change regulations we propose to rezone to Meadows Medical. Below are the guidelines we propose for this requested zoning designation.

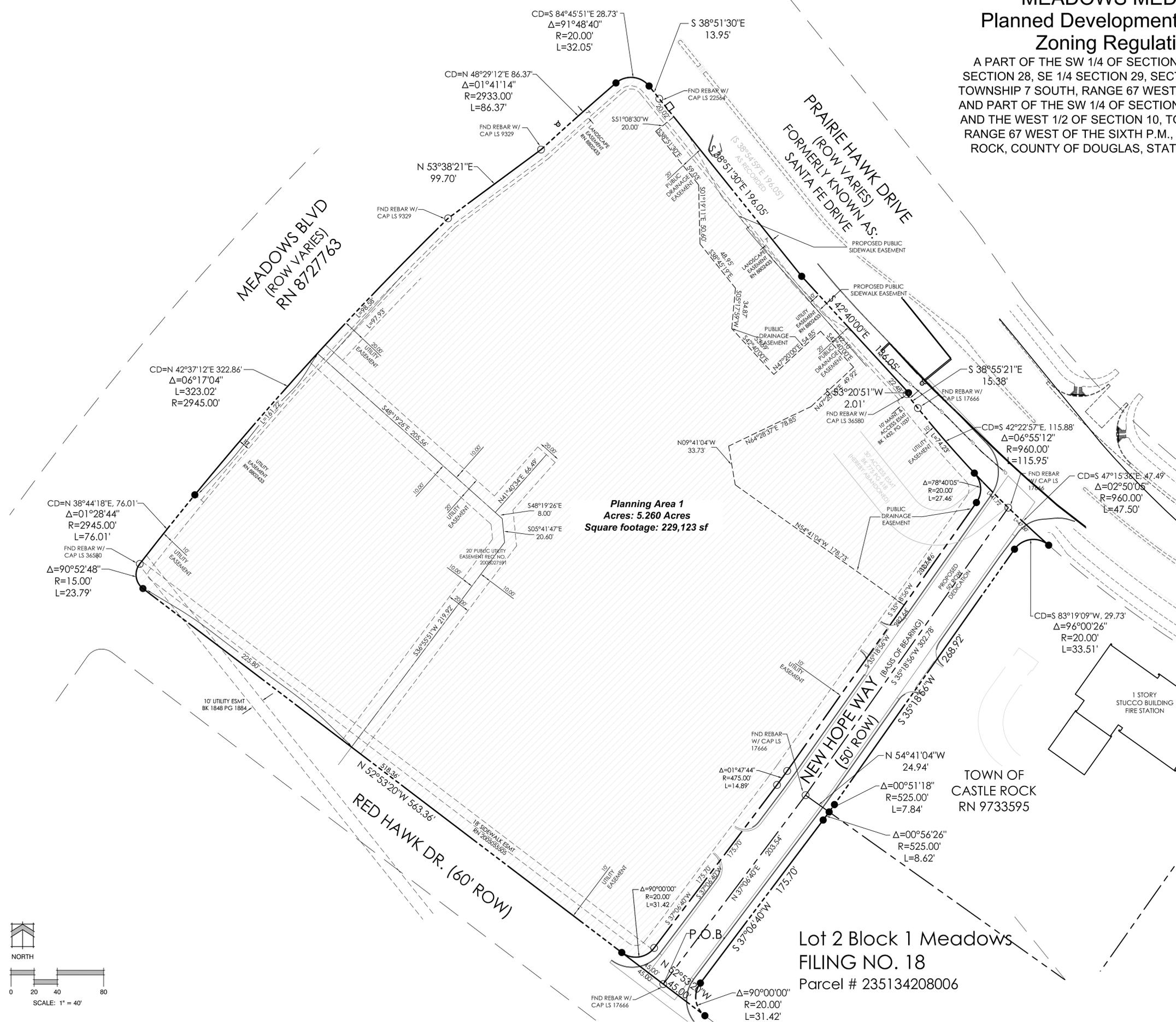
SHEET INDEX	
COVER SHEET.....	1
SITE PLAN.....	2
ZONING REGULATIONS.....	3
ZONING REGULATIONS.....	4



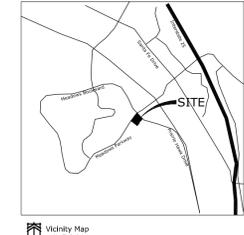
MEADOWS MEDICAL Planned Development Plan and Zoning Regulations

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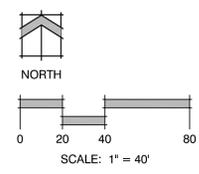
YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
Colorado Springs, Colorado 475-8133
115 S. Weber



Planning Area 1
Acres: 5.260 Acres
Square footage: 229,123 sf



DEVELOPMENT STANDARDS:	Planning Area
	PA-1
Use Type	Daycare Medical offices Offices Places of worship
Minimum Lot Size	1 Acre
Maximum Building Height *	50' or 3 stories
Maximum Building Size (Lot 2A)	43,620 sf
Minimum Setbacks (see below)	
Adjacent to Meadows Blvd.	25 feet
Adjacent to Prairie Hawk Drive	20 feet
Adjacent to Red Hawk Drive	30 feet
Adjacent to New Hope Way	20 feet
Minimum Internal Lot Lines	20 feet
Properties subject to the residential/non-residential interface regulations.	The first floor for all buildings located within 50 feet of the adjacent interface property line shall be limited to 20 feet in height and must incorporate a 10 foot step-back of the second story and above.
Permitted Uses:	
1. Daycare	
2. Medical offices	
3. Offices	
4. Places of worship	



Lot 2 Block 1 Meadows
FILING NO. 18
Parcel # 235134208006

Structural:
Electrical:
Mechanical:
Plumbing:

MEADOWS MEDICAL
Planned Development Plan
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3737 New Hope Way
Castle Rock, Colorado

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DRAWING NO.
2 of 4
ZONE CHANGE
EXHIBIT

SECTION 1 DEFINITIONS

Definitions not listed within the Meadow Medical Planned Development shall defer to the Town of Castle Rock Municipal Code, as amended.

- 1.1 Daycare:** Day care center facilities means facilities that are maintained for any portion of a day for the care of children and adults or are not related to the owner, operator or manager thereof, whether the facility is operated with compensation for such care and with or without stated educational purposes. This use includes, but is not limited to, school-aged day care center, nursery and pre-school, adult day care, center for developmentally disabled persons and facilities for children operated in conjunction with a kindergarten. This does not include overnight care.
- 1.2 Medical Offices:** A healthcare facility where medical professionals provide diagnosis, treatment, and consultation services to patients. It typically includes:
Examination rooms, Waiting areas, Administrative offices, Medical equipment and supplies, Staff such as doctors, nurses, and medical assistants
- 1.3 Offices:** means a designated area in which commercial or professional activities take place, including but not limited to, accounting, advertising, bank, counseling services, medical and dental facilities, studios for television and radio broadcasting, and research and development that does not include manufacturing.
- 1.4 Places of worship:** includes, but is not limited to a church, synagogue, temple or mosque.

SECTION 2 GENERAL PROVISIONS

2.1 PURPOSE

A. Statement of Purpose

The purpose of this Planned Development Plan (PD Plan) and Planned Development Zoning Regulations (PD Zoning Regulations) is to establish standards for the development and improvement of the property. The standards contained in these PD Zoning Regulations are intended to carry out the goals of this planned community.

B. Application

These standards shall apply to all property contained with the Meadows Medical Planned Development, as shown on the PD Plan and these PD Zoning Regulations. These PD Zoning Regulations shall run with the land and be binding upon, and enforceable by the Town against the Owner, its successors and assigns, and every successor in interest to the Property, or any part of or interest in the Property.

2.2 AUTHORITY

A. Authority

The Town Council has adopted the Meadows Medical PD Plan and PD Zoning Regulations pursuant to the authority granted by Chapters 17.32 and 17.34 of the Castle Rock Municipal Code as amended.

B. Relationship to Town of Castle Rock Regulations

The Planned Development shall be subject to the provisions of the Castle Rock Municipal Code and all rules and regulations adopted pursuant to such code, except as may be superseded by the provisions of this PD Plan and PD Zoning Regulations.

2.3 CONTROL PROVISIONS

A. Planning Area Boundaries

The boundaries and acreages of all Planning Areas are shown within the PD Plan. Where a Planning Area abuts an internal local street or drive, the boundary shall be the centerline of the street. Where a Planning Area abuts an arterial or collector street the boundary shall be the right-of-way of that street as indicated on the PD Development Plan. A Planning Area may be subdivided into multiple filings and phases at the Site Development Plan and Plat stage of development.

B. Amendments to the PD Plan and PD Zoning Regulations

There shall be limited flexibility in determining the exact location of the Planning Area Boundaries and dwelling units as depicted on the PD Plan due to the scale of the drawings and the diagrammatic depiction on the PD Plan of Planning Areas. Any amendment to the PD Plan and PD Zoning Regulations shall be made in accordance with the provisions of Chapter 17.36 of the Town of Castle Rock Municipal Code, as amended.

C. Road Alignments

The PD Plan is intended to depict general locations of roadways. Recognizing that the final road alignments are subject to engineering studies. Modifications to major road alignments as shown on the PD Plan, as determined by the Town of Castle Rock Development Services Director, shall follow the PD Amendment procedure as provided in the Town of Castle Rock Municipal Code. Modifications to minor road alignments of streets are expected, and can be accomplished by the developer through the platting process without any amendment to these regulations or to the PD Plan itself.

D. Phasing

The phasing order indicated on the Planned Development is obligatory upon the Developer per the terms and conditions of the Development Agreement.

E. Severability of Provisions

In the event any provision of this PD Plan or PD Zoning Regulations shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect

F. Public Safety

Facilities for public safety, such as but not limited to Fire Station, may be located in any zone district within this PD Plan.

SECTION 3 DEVELOPMENT AGREEMENT

These regulations are subject to the terms and conditions of that certain The Meadows (Fourth Amendment) Development Agreement by and between the Town and the Owner dated April 14, 2003 and recorded in the Property Records at Reception No. 2003102970 , on July 10, 2003. In the event of any conflict between these regulations and the Development Agreement, the terms of the Development Agreement shall control.

SECTION 4 DEVELOPMENT STANDARDS BY PLANNING AREA

4.1 Meadows Medical

- A. Intent - The primary intent of the meadows medical zone is to provide appropriately located office buildings, medical office, and places of worship uses serving the needs of the surrounding neighborhood, of such character, scale, appearance, and intensity to be compatible with the surrounding areas.**
- B. Primary Uses**

- 1. Daycare**
- 2. Medical offices**
- 3. Offices**
- 4. Places of worship**

SECTION 5 DEVELOPMENT STANDARDS BY PLANNING AREA

DEVELOPMENT STANDARDS:	Planning Area
	PA-1
Use Type	Daycare Medical offices Offices Places of worship
Minimum Lot Size	1 Acre
Maximum Building Height *	50' or 3 stories
Maximum Building Size (Lot 2A)	43,620 sf
Minimum Setbacks (see below)	
Adjacent to Meadows Blvd.	25 feet
Adjacent to Prairie Hawk Drive	20 feet
Adjacent to Red Hawk Drive	30 feet
Adjacent to New Hope Way	20 feet
Minimum Internal Lot Lines	20 feet
Properties subject to the residential/non-residential interface regulations.	The first floor for all buildings located within 50 feet of the adjacent interface property line shall be limited to 20 feet in height and must incorporate a 10 foot step-back of the second story and above.

*For purposes of the PD Plan and PD Zoning Regulations, the net density of any planning area shall exclude the acreage attributable to any public improvements within such area

**For purposes of the PD Plan and PD Zoning Regulations, dedicated roadways, easements, rights-of-way, and public improvements shall not be included within the acreage of any public land dedication or open space area at time of development.

SECTION 6 OVERALL PROJECT STANDARDS

These PD Zoning Regulations shall not preclude the application of Town ordinances, including revisions to Municipal Code, which are of general application throughout the Town, unless such application would conflict with an express vested property right. The standard zoning requirements of the Town of Castle Rock Municipal Code and Technical Manuals including but not limited to off-street parking, development standards, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this Planned Development, except as modified by the following:

6.1 Lighting

All lighting shall in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.58, as amended.

6.2 Fencing

- The following requirements apply to new fencing:
 - A. Fences taller than 30 inches in height above the street flowline are prohibited in sight distance easements.
 - B. Barbed wire is not a permitted fencing type within any Planning Area.

6.3 Screen Walls

Screen walls up to 10 feet in height will be allowed to encroach into the 25' Meadows Blvd. Setback by 11 feet.

6.4 Off Street - Parking

All off-street parking shall be in conformance with the Town of Castle Rock Municipal Code, Section 17.54.060 – Joint Use of Parking Spaces.

A Joint Use of Parking Space Analysis must be submitted to the Town for approval with each Site Development Plan, Site Development Plan Amendment, building permit and change of use or tenant finish permit.

6.5 Landscaping

All landscaping shall be in conformance with Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended.

6.6 Grading / Drainage

The grading/drainage of an individual lot or open space tract shall not vary from the approved Plat and Construction Documents - Grading Plan without written approval of the Owner, certification of the Owner's Engineer(s), and Town review and approval. Any unauthorized work performed will be required to be returned to the specified grade by the individual(s) or organization(s) that authorized the change without proper approval.

6.7 Town-Owned Property

No easements, grading, or other disturbance associated with development is permitted on Town owned property without written approval from the Town of Castle Rock.

6.8 Compliance with Skyline/Ridgeline Protection Regulations

All areas within PD Plan identified as within the Skyline/Ridgeline protection area as shown on the Town of Castle Rock District Map shall be in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.48, as amended.



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ARCHITECTURE & PLANNING

115 S. Weber Colorado Springs, Colorado 475-8133

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3737 New Hope Way
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DRAWING NO.
3 of 4
ZONING REGULATIONS

6.9 Compliance with Residential/Nonresidential Interface Regulations

All areas within PD Plan identified as within applicable Residential/Nonresidential Interface development area as defined within Chapter 17.50 of the Castle Rock Municipal Code shall be in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.50, as amended.

6.10 Compliance with Dissimilar Residential Interface Regulations

All areas within PD Plan identified as within applicable Dissimilar Residential Interface development area as defined within Chapter 17.51 of the Castle Rock Municipal Code shall be in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.51, as amended.

6.11 Planning and Design Around Natural Features

- A. Design and construction of any lot or structure shall consider the relationship of roads and buildings to existing slope grades and drainage-ways and shall achieve a fit with the landscape that is not intrusive.
- B. Structures in sloping areas shall be designed to conform to the slope by means of stepped foundations, retaining walls or similar methods that will seek to minimize grading and site preparation.
- C. Grading shall be shaped to compliment the natural land forms.
- D. Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance. Where practical, clearing of vegetation within the right-of-way shall be feathered to create more natural appearing edges.

6.12 Signage

All signage shall be in conformance with the Town of Castle Rock Municipal Code; Title 19, as amended.

SECTION 7 WILDFIRE MITIGATION PLAN

The natural topography and existing vegetation of the development site and adjacent open space suggests that the design of the development incorporate methods to limit the potential for the spread of wildland fires into the community. National Fire Protection Association measures approved by the Town of Castle Rock Fire Department shall be incorporated into the development. Associated Site Development Plans, construction/civil documents and technical documents shall incorporate the mitigation measures as approved by the Town of Castle Rock Fire Department at that time.

SECTION 8 ARCHITECTURAL DESIGN STANDARDS

The architectural design principles of Meadows Medical evolve around several simple concepts:

Note: The existing New Hope Presbyterian Church shall have to incorporate these architectural design standards if they propose any additions to the existing building.

- A. Buildings shall use colors which are controlled by specific natural palettes such as greys, greens, and shades of brown.
- B. Buildings shall incorporate the use of stone and masonry. Accent and extended entry features are encouraged to consider expressing the structure with heavy timber or steel, particularly at entrances, to create a strong design interest and presence. Exterior wood elements are to be protected from weathering by overhangs. Four-sided design treatment is required.
- C. Architectural styles may vary, and design creativity is highly encouraged. Continuity is achieved through the use of common design elements.

8.1 COMMON DESIGN ELEMENTS

- A. ENTRY TREATMENTS

Each building shall have a clearly-defined, highly visible customer entrance treatment to include at least one of the following: sloped-roof canopy, arcade, integral planters, or tower element. Buildings with multiple entries shall incorporate similar entry treatments for all secondary entries.
- B. ROOFING

Buildings shall include at least one sloped roof element, integrated with the building design. Material shall be standing seam metal roof in color ranges of greys, dark greens, browns or pre-weathered galvalume.
- C. WALL RELIEF

All facade walls shall incorporate one or more offsetting features including pilasters, projecting corner towers, projecting entry elements, and recessed entries or exits.
- D. STONE MASONRY

Buildings shall incorporate elements of stone masonry on all sides and rear of building. Building facades having the main entry shall have not less than 20% surface area covered in stone veneer. Sides and rear shall have not less than 10% surface area covered in stone veneer.
- E. CONCRETE MASONRY

Concrete masonry shall be integral-color units. Facing may be split-face, ground-face, or a sandblasted and clear-sealed finish treatment. Combinations of face treatment is allowable. Painted concrete masonry is not allowed, including accent or banding elements.
- F. BRICK MASONRY

Brick masonry may be allowed as an accent when used in conjunction with stone and concrete masonry units. Glazed masonry may be allowed.
- G. STEP-BACK DESIGN ELEMENTS

The first floor for all buildings located within 50 feet of the adjacent residential/non-residential interface property line shall be limited to 20 feet in height and must incorporate a 10 foot step-back of the second story and above.

8.2 OTHER ADDITIONAL DESIGN REQUIREMENTS

- A. All building facades which are visible from adjoining public streets are to feature architectural characteristics similar to the front facade.
- B. Rooftop mechanical units shall be screened and/or concealed within the building design.
- C. Loading docks, trash collection areas, and outdoor storage areas shall be designed so that the visual impacts are screened. Screening materials to match building materials. Trash doors shall be painted ribbed steel. Wood and chain link doors are prohibited.
- D. Pedestrian walkways are to be provided between public streets and buildings and internally for access to and from parking areas and throughout the site. Site access shall conform to ADA requirements.
- E. Common landscaping materials are to be utilized throughout the Development.
- F. Service and delivery vehicle parking areas are to be screened from view.
- G. For buildings within the residential/non-residential interface property step-backs shall be incorporated as described above in section 8.1.G. Landscaping screening shall be incorporated within the required setback.



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 Directory Planning
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 Revised 10.23.2025

DRAWING NO.
4 of 4
 ZONING
 REGULATIONS