

RESOLUTION NO. 2025-115

A RESOLUTION AUTHORIZING THE CHIEF BUILDING OFFICIAL TO ISSUE A TEMPORARY CERTIFICATE OF OCCUPANCY FOR THE UNITY ON WOLFENSBERGER PROJECT

WHEREAS, Unity on Wolfensberger is a mixed-use project located in the Town of Castle Rock (the “Town”) at 200 Wolfensberger Road (the “Unity on Wolfensberger Project” or “Project”); and

WHEREAS, the Project consists of the conversion of the former Quality Inn & Suites as follows:

- (i) The first floor is converted to serve as Wellspring’s new headquarters, including approximately 16,165 square feet of office space, multiple classrooms and work opportunity spaces, and a pool and exercise area; and
 - (ii) The second floor is converted to twenty-four (24) for-sale residential condominium units, of which fourteen (14) will be made available to individuals with intellectual and developmental disabilities, six (6) will be made available to neurotypical individuals, and four (4) will be made available to Wellspring staff;
- and

WHEREAS, the developer of the Project, Wellspring Community (the “Developer”), has created this Project to serve individuals with intellectual and developmental disabilities; and

WHEREAS, on May 6, 2025, the Town Council adopted Resolution No. 2025-57 granting the Project a reduction of development impact fees, a waiver of land use fees, and a waiver of the land dedication/cash fee-in-lieu of land dedication requirements; and

WHEREAS, in addition, Town Council approved the Developer’s request to allow Town staff to issue a building permit prior to approval of the Site Development Plan (SDP) for the Project; provided, however, that no certificate of occupancy be issued unless and until such SDP is approved; and

WHEREAS, in recognition of the need for the Developer, as a nonprofit corporation, to move the Project forward as quickly and efficiently as possible, the Developer has requested that the Town issue temporary certificates of occupancy for the residential condominium units; and

WHEREAS, the issuance of temporary certificates of occupancy would allow the Developer to close on the sales of the residential condominium units, thereby affording those persons who will reside in such units the ability to move in without further delay; and

WHEREAS, the Developer and Town staff agree that, although the SDP for the Project has not yet been approved, no further work is required for the residential condominium units to be safely occupied; and

WHEREAS, the Town Council finds and determines that, given the importance for the Town to make available an attainable housing option for individuals with intellectual and developmental disabilities, it is reasonable to grant the Chief Building Official the authority to issue a temporary certificate of occupancy for the residential condominium units in the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Issuance. In recognition of the need for the Developer, as a nonprofit corporation, to move the Project forward as quickly and efficiently as possible, the Town Council hereby approves the Developer's request to allow the Town's Chief Building Official to issue a temporary certificate of occupancy prior to approval of the Site Development Plan (SDP) for the Project, on the following conditions:

- (i) With the sole exception of SDP approval, the Developer shall satisfy all Town requirements for the issuance of a temporary certificate of occupancy, provided that such portion or portions of the building for which such certificate is being issued shall be occupied safely and there will be no danger to the public;
- (ii) The Developer shall assume all risk for proceeding with the construction of the Project prior to SDP approval; and
- (iii) No final certificate of occupancy shall be issued unless and until the SDP is approved for the Project.

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:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services