

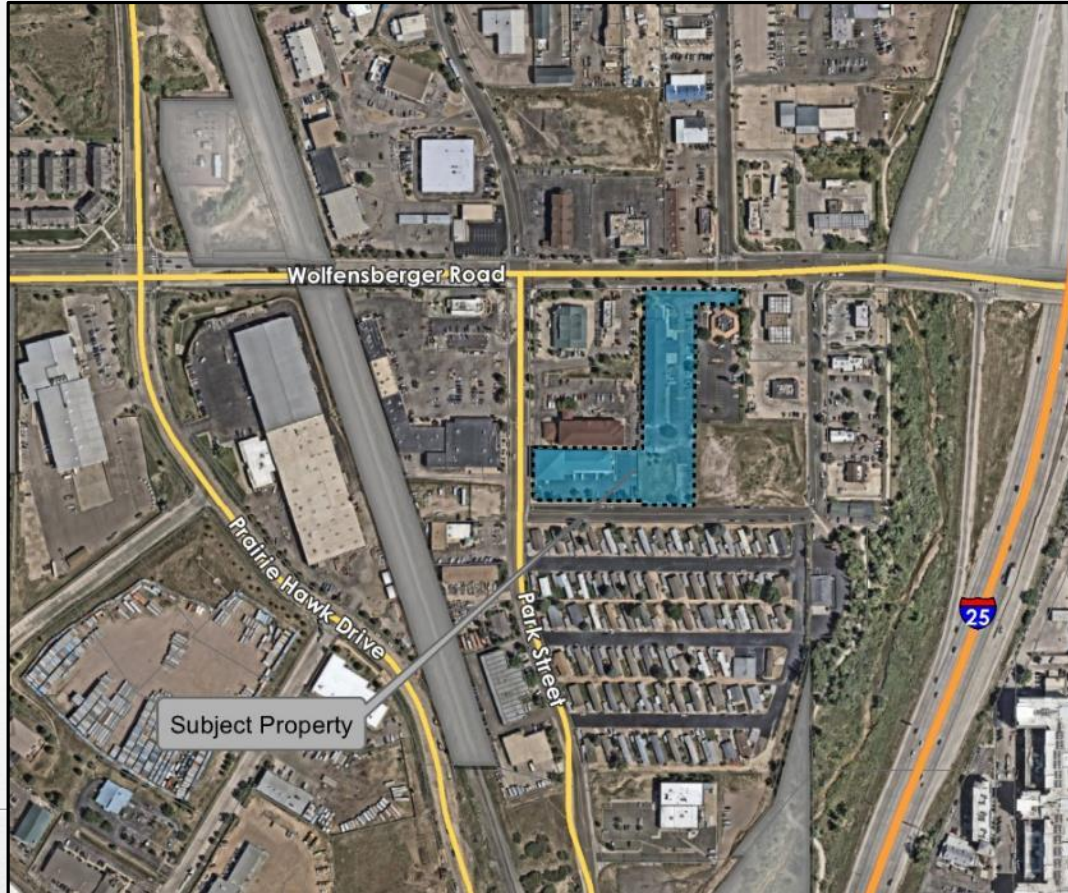
826 PARK STREET EXPANSION & 200 WOLFENSBERGER ROAD

PLANNED DEVELOPMENT PLAN

TOWN COUNCIL
MAY 6, 2025



VICINITY MAP



PROPOSED PROJECT

Castle Oaks Covenant Church

- Existing building at 826 Park Street
- Looking at building expansion and want to add parking

Wellspring Community – Unity on Wolfensberger

- Renovation of old Quality Inn located at 200 Wolfensberger Road
- Convert 70-room hotel into 24-unit condominium:
 - 14 units set aside for households with disabilities, especially those with intellectual and developmental disabilities (I/DD)
 - 4 units set aside for Wellspring Community staff
 - 6 remaining units owned by neurotypical (non I/DD) adults
- First floor for Wellspring's new headquarters, including classrooms, work opportunity spaces, and office space.
- Wellspring staff members will be on site 24 hours/day for assistance to I/DD residents

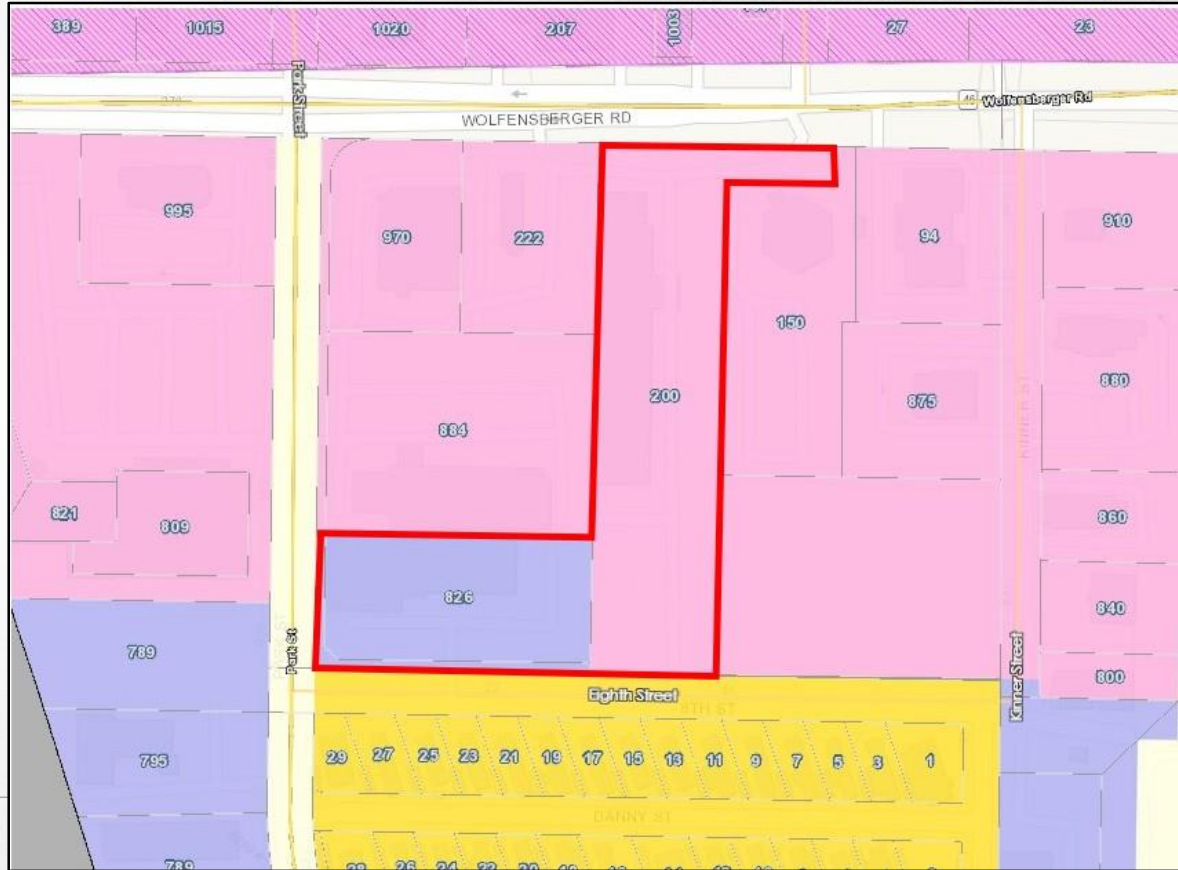
ZONING MAP

Castle Oaks Covenant
Church:

- I-1 Light Industrial

Quality Inn:

- B – Business
/Commercial



826 PARK STREET EXPANSION & 200 WOLFENSBERGER ROAD PLANNED DEVELOPMENT PLAN

Zone District	Permitted Uses	Parking Ratio
Planned Development Plan	<p>Planning Area 1:</p> <ul style="list-style-type: none">• I/DD residential units• Multi-family• I/DD offices and related <p>Planning Area 2:</p> <ul style="list-style-type: none">• Place of Worship up to 6,000 square feet and 250 seats	<p>I/DD Parking Ratio</p> <ul style="list-style-type: none">• 0 parking spaces per I/DD Unit• 1 guest parking per 4 I/DD Units <p>MF Units</p> <ul style="list-style-type: none">• 2 spaces per Neurotypical/MF Unit <p>I/DD Office: 2 spaces per 1,000 sf</p> <p>Place of Worship: 1 space per 3 seats</p>

STAFF ANALYSIS OF ZONING

Staff finds that the proposed Zoning complies with:

- Town of Castle Rock Vision 2030,
- 2030 Comprehensive Master Plan, and
- Castle Rock Municipal Code, Title 17.32 and 17.34

ZONING RECOMMENDATION

Planning Commission recommends approval of the 826 Park Street Expansion & 200 Wolfensberger Road Planned Development Zoning to Town Council.

UNITY ON WOLFENSBERGER BUILDING PERMIT WAIVER

Building Permit:

- Request to allow Building Permit for renovations to be issued prior to Site Development Plan finalized
- Any issuance of a building permit prior to SDP approval is at Wellspring's own risk
- No CO/TCO until SDP is approved



Staff recommends approval of the building permit waiver with the requirement of no CO/TCO until SDP is approved.

UNITY ON WOLFENSBERGER FEE WAIVER

Town Fee Waiver:

- Request waiver of all Town permitting fees totaling \$538,640.27
- Total project cost estimated to be \$11,250,000
- Town fees include public land dedication, permitting, and impact fees



FEE WAIVER AUTHORITY

The Town's Municipal Code provides Town Council authority to waive certain fees:

CRMC Section 3.16.050 - Attainable housing fee reduction.

A qualifying attainable housing project shall be eligible to receive up to a one-hundred-percent reduction, per qualifying attainable housing unit, in the amount of the otherwise applicable development impact fees.

CRMC Section 15.01.030 – Town Council reduction, waiver or deferral of payment of fees.

The Town Council is authorized to waive, reduce or defer payment of any fee or charge imposed under this Title if it determines, in its sole and exclusive discretion, that there are unique and compelling circumstances that render the imposition of such fees in strict accordance with this Chapter inequitable with respect to a particular application, site or building.

PAST FEE WAIVERS

2013: Auburn Ridge, \$200,000 partial fee waiver

- 90 attainable senior housing units

2020: Oakwood Senior II, \$200,000 partial fee waiver

- 45 add'l attainable senior housing units

2023: Meadowmark, \$500,000 partial fee waiver

- 200 attainable senior housing units

2023: Unity on Park Street, \$661,365 full fee waiver

- 42 I/DD and attainable housing units

UNITY ON WOLFENSBERGER FEE WAIVER REQUEST

	<u>Project Fees</u>	<u>Fee Waiver</u>
Permit & Other Fees	\$34,817.92	(\$34,818)
Parks & Recreation Impact Fee	\$157,512.00	(\$157,512)
Public Land Dedication Cash Fee-in-Lieu	\$66,368.00	(\$66,368)
Municipal Facilities Impact Fee	\$7,717.88	(\$7,718)
Fire Impact Fee	\$22,334.86	(\$22,335)
Police Impact Fee	\$13,922.92	(\$13,923)
Transportation Impact Fee	\$235,966.69	(\$235,967)
Total	\$538,640.27	(\$538,640)

- Staff recommends approval of the full fee waiver request totaling \$538,640.27, with the requirement that the applicant be issued necessary permits by December 31, 2026
- The funds affected by the waived fees will not be repaid from another funding source to compensate for lost revenue

PROPOSED MOTIONS

PDP Zoning Approval

“I move to approve the Planned Development Plan and Zoning Ordinance, as introduced by title.”

Building Permit and Fee Waiver Approval

“I move to approve the Unity on Wolfensberger Resolution allowing the Fee Waiver and the early issuance of the Building Permit, as introduced by title.”

ALTERNATIVE MOTIONS

Approval with Conditions

“I move to approve the _____ with the following conditions:” (list conditions)

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

“I move to continue _____ to the Town Council meeting on [date], at [time].”



QUESTIONS & DISCUSSION