

MEADOWS MEDICAL PLANNED DEVELOPMENT PLAN REZONING

TOWN COUNCIL
MARCH 3, 2026



VICINITY MAP

- 5.26 acres
- South of intersection of Meadows Boulevard and Prairie Hawk Drive
- Northeast of Red Hawk Drive



Zone District	Permitted Uses	Permitted Height
Meadows Third Amendment	<ul style="list-style-type: none"> • Multi-family 8-12 du/ac • Neighborhood Commercial • Elementary school • Parks and recreation 	<ul style="list-style-type: none"> • 50 feet • Up to 75 feet with UBSR
Meadows Fourth Amendment	<ul style="list-style-type: none"> • Automobile Repair • Gas Station • Financial Institutions • Clinics and Hospitals • Hotels • Offices • Personal Service • Restaurants • Retail • Daycare • Churches 	<ul style="list-style-type: none"> • 60 feet • Up to 75 feet with UBSR

PROPOSED ZONING

Zone District	Permitted Uses	Permitted Height
Meadows Medical	<ul style="list-style-type: none">• Place of Worship• Medical Office• Office• Daycare	<ul style="list-style-type: none">• 50 feet or 3-stories

Additional Requirements

- Maximum medical office building size: 43,620 square feet of GLA
- Setbacks: 20 feet from Prairie Hawk Drive and New Hope Way; 25 feet from Meadows Blvd and 30 feet from Red Hawk Drive.
- Building Adjacent to residential uses - If building within 50 feet first 10 feet of building maximum height of 20 feet

COMMUNITY OUTREACH AND FEEDBACK

Outreach Efforts

- 3 neighborhood meetings held for the rezoning

Community Concerns

- Increased Traffic
- Proposed Height
- Parking
- Timing of Future Development

Neighborhood Meetings		
Date	Format	Attendance
Sept. 18, 2023	Hybrid	34
Sept. 15, 2025	Hybrid	6
February 10, 2026	In-Person	0

STAFF ANALYSIS

Staff finds that the proposed Zoning complies with:

- Colorado Revised Statutes, Municipal Annexation Act of 1965,
- Town of Castle Rock Municipal Code, Title 17 and Title 20
- Town of Castle Rock Vision 2030, and
- Town of Castle Rock 2030 Comprehensive Master Plan

RECOMMENDATION

Planning Commission voted 7-0 to recommend approval of the Meadows Medical Planned Development Zoning to Town Council.

PROPOSED MOTIONS

Approval:

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

Approve with Conditions:

“I move to approve the Planned Development and Zoning Ordinance, with the following conditions _____.”

Continue item (need more information):

“I move to continue this item to the Town Council meeting on {date} at 6pm, in order to provide more information on _____.”



QUESTIONS & DISCUSSION