

GENERAL NOTES:

1. THE PURPOSE OF THIS AMENDMENT IS TO DEFINE USES OF THE PLANNED DEVELOPMENT PLAN AREA.
2. THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
3. THIS SITE LIES WITHIN FEMA FLOOD ZONE X PER MAP 08035C0188G DATED 03/16/2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
4. 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.
5. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
6. 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.
7. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

LEGAL DESCRIPTION:

PARCEL 1:
LOT 1, HH SUBDIVISION - FIRST AMENDMENT 1.98AC

PARCEL 2:
LOT 4 CASTLE PARK WEST 1ST AMD 0.946 AM/L

PD ZONING COMPARISON CHART				
Zoning	Planned Development (PD)			
Development Standards	Planning Area			Public Right of Way (ROW)
	PA - 1	PA - 2	PA - 3	
Use Type	Multi-family Housing (MF) / ID/D Housing (ID/D) / ID/D Office (ID/D-O)	Place of Worship (POW)		
Maximum Dwelling Units	24*	NA	NA	
Minimum Lot Size	NA	NA	NA	
Maximum Building Height	35 feet	40 feet	NA	
Maximum Lot Coverage	40 percent	40 percent	NA	
Minimum Open Space/Landscape	10 percent	10 percent	NA	
Minimum Front Setback	15 feet building (25 feet if abutting an arterial street) / 15 feet parking**	15 feet building (25 feet if abutting an arterial street) / 12 feet parking**	NA	
Minimum Rear Setback	0 feet	0 feet	NA	
Minimum Side Yard Setback	0 feet	0 feet	NA	
Minimum Side Yard Setback Adjacent to ROW	0 feet	0 feet	NA	

*24 maximum units within Planning Area 1. Of these units a maximum of 12 units will be used for multi-family. All remaining units will be utilized by ID/D housing units.

**Not exempt from all current interface requirements, as amended. (Parking setback at southern boundary; existing parking can remain as is at 12-feet. All new improvements are required to meet the Town's current interface requirements, as amended).

LAND USE SUMMARY:			
	LAND USE	ACRES	% OF PROPERTY
PLANNING AREA 1	MF / ID/D / ID/D-O	1.358 AC	46.5%
PLANNING AREA 2	POW	1.529 AC	52.3%
PLANNING AREA 3	ROW	0.035 AC	1.2%
	TOTAL	2.922 AC	100.0%

LAND USE:

CURRENT ZONING: I-1 (LIGHT INDUSTRIAL) AND B (BUSINESS)

PROPOSED ZONING: PLANNED DEVELOPMENT (PD)

CURRENT LAND USE: PLACE OF WORSHIP, HOTEL

PROPOSED LAND USE: PLACE OF WORSHIP (POW), MULTIFAMILY HOUSING (MF), HOUSING FOR ADULTS WITH INTELLECTUAL AND DEVELOPMENTAL DISABILITIES (ID/D), OFFICES AND DAY PROGRAMS SERVING THE ID/D RESIDENTS (ID/D-O), PUBLIC RIGHT OF WAY (ROW)

SURVEYOR'S CERTIFICATE

I, ALEXANDER AGUILAR, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

ALEXANDER AGUILAR, PLS 38858

DATE

826 PARK STREET EXPANSION AND 200 WOLFENSBERGER ROAD PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS

LOT 1, HH SUDIVISION 1ST AMENDMENT AND LOT 4, CASTLE PARK WEST 1ST AMENDMENT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK , COUNTY OF DOUGLAS, STATE OF COLORADO

OWNERSHIP CERTIFICATION

AS TO LOT 4, CASTLE PART WEST 1ST AMENDMENT, THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

CASTLE OAKS EVANGELICAL COVENANT CHURCH,
A/K/A CASTLE OAKS COVENANT CHURCH, A COLORADO NONPROFIT CORPORATION

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: _____.

LEINHOLDER SUBORDINATION CERTIFICATE

AS TO LOT 4, CASTLE PART WEST 1ST AMENDMENT, 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 APRIL 30, 2012 AT RECEPTION NO. 2012031679 AND THE INSTRUMENT RECORDED FEBRUARY 19, 2013 AT RECEPTION NO. 2013014318,

DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

NATIONAL COVENANT PROPERTIES

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 CERTIFICATION

AS TO LOT 1, HH SUBDIVISION 1ST AMENDMENT, THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

DCP WARD LLC, A COLORADO LIMITED LIABILITY 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: _____.

LEINHOLDER SUBORDINATION CERTIFICATE

AS TO LOT 1, HH SUBDIVISION 1ST AMENDMENT, 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 JULY 5, 2022 AT RECEPTION NO. 2022046720,

DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

INDEPENDENT BANK, A TEXAS STATE-CHARTERED BANKING CORPORATION

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: _____.

PROJECT TEAM

Applicant: Jason Alwine, PLA
Matrix Design Group
2435 Research Pkwy, Suite 300
Colorado Springs, CO 80920
(719)575-0100

Owner/Developer: Nicole DeVries
Wellspring Community
826 Park Street, Suite 200
Castle Rock, CO 80109
(303)660-1935

Phil Vaughan
Castle Oaks Covenant Church
826 Park Street
Castle Rock, CO 80109
(303)688-4060

Owner: Matt Call
DCP Ward LLC
524 S. Tejon St.
Colorado Springs, CO 80903
(303)956-5781

Lienholder: National Covenant Properties
8303 West Higgins Road
Chicago, IL 60631

Independent Bank,
a Texas state-chartered banking corporation
5950 S Willow Dr., Suite 100
Greenwood Village, CO 80111

Civil: Jeff Odor
Matrix Design Group
2435 Research Pkwy, Suite 300
Colorado Springs, CO 80920
(719)575-0100

Landscape Architect: Jason Alwine, PLA
Matrix Design Group
2435 Research Pkwy, Suite 300
Colorado Springs, CO 80920
(719)575-0100

Survey: Alexander Aguilar, PLS 38858
Matrix Design Group
2435 Research Pkwy, Suite 300
Colorado Springs, CO 80920
(719)575-0100

Architect: Steve Greco
Enlight10 Architecture
201 Milwaukee St. Unit 200
Denver, CO 80206
(303)525-3695

TITLE CERTIFICATION

I, SHANDA GRAY, AN AUTHORIZED REPRESENTATIVE OF CANYON TITLE, 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.

SHANDA GRAY

SIGNED THIS ____ DAY OF ____, 20____.

NOTARY BLOCK

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

____ AS AUTHORIZED REPRESENTATIVE OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT 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

PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT 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

Sheet List Table		
Sheet Number	Sheet Title	Sheet Description
01	TS01	COVER SHEET
02	PD02	PD PLAN
03	PD03	ZONING REGULATIONS

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:

WELLSPRING COMMUNITY

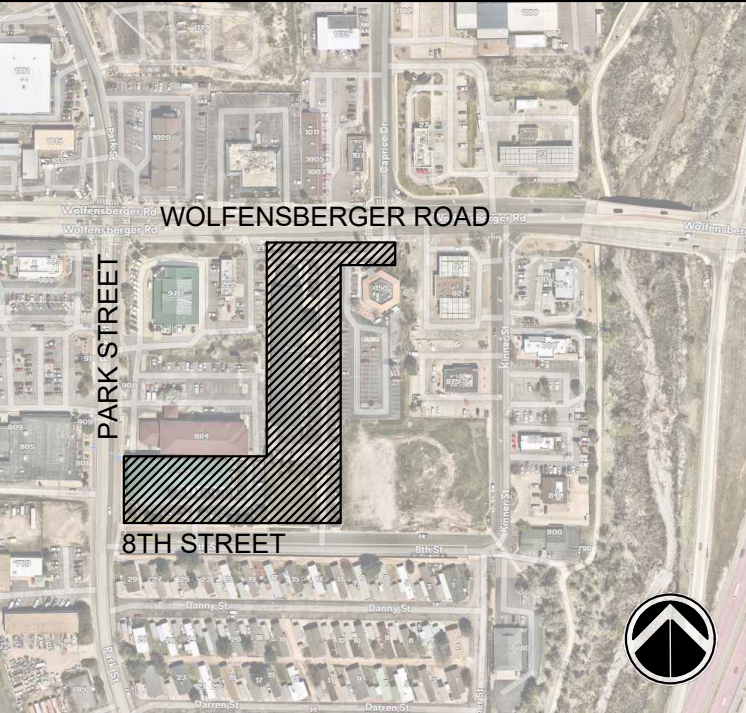
826 PARK STREET #200
CASTLE ROCK, CO 80109
(303) 660-1935

CASTLE OAKS COVENANT CHURCH

826 PARK STREET
CASTLE ROCK, CO 80109
(303) 688-4060

APPROVAL:

VICINITY MAP:



PROJECT:

826 PARK ST. EXPANSION AND
200 WOLFENSBERGER ROAD
PLANNED DEVELOPMENT PLAN
TOWN OF CASTLE ROCK
APRIL 29, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	12/12/2024	REVISED PER TOWN REVIEW COMMENTS	KM
2	01/30/2025	REVISED PER TOWN REVIEW COMMENTS	RAF
3	02/13/2025	REVISED PER TOWN REVIEW COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO.: 24.1310.005

DRAWN BY: WCG

CHECKED BY: JS

APPROVED BY: RAF

SHEET TITLE:

COVER SHEET

TS01

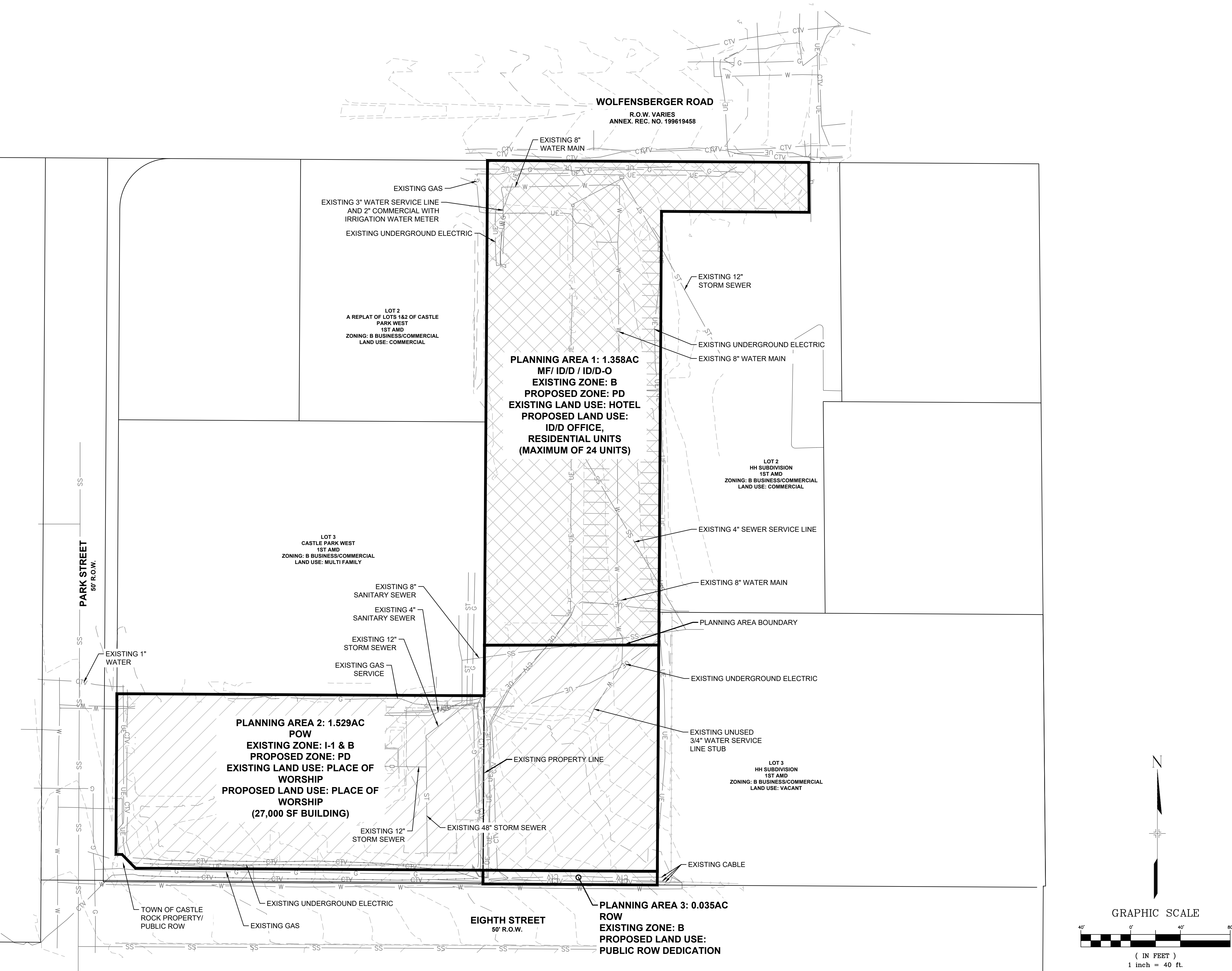
SHEET 01 OF 03

826 PARK STREET EXPANSION AND 200 WOLFENSBERGER ROAD
PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS
TOWN OF CASTLE ROCK PROJECT NO.: PDP24-0004

FILE LOCATION: S:\24.1310.005\UNITY 2\PD PLAN\500 CAD\504 PLAN SET\DEVELOPMENT PLAN\PD02.DWG

LEGEND:

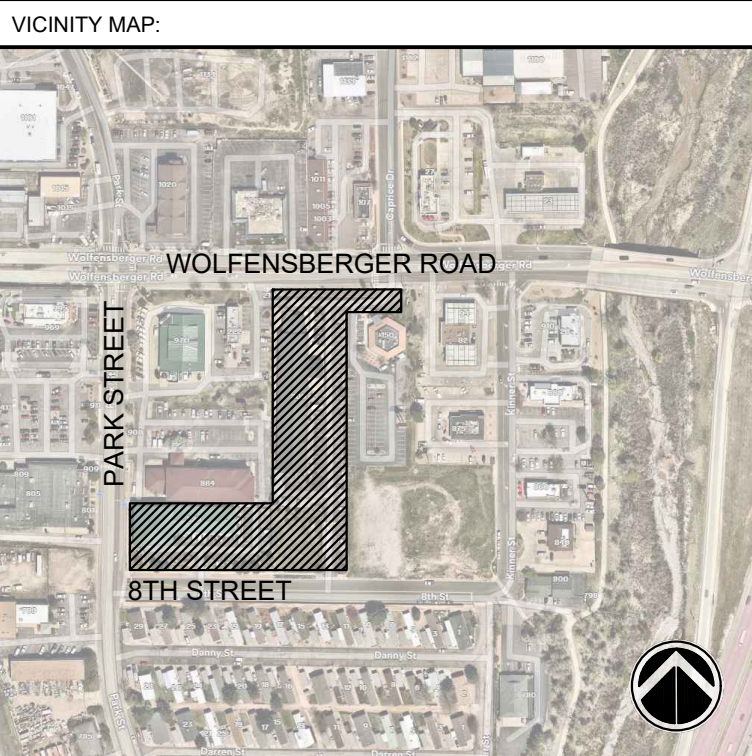
- EXISTING PROPERTY LINE
- EXISTING ABUTTING PARCEL
- EXISTING CONTOURS
- PLANNING AREA BOUNDARY
- PLANNING AREA 1
- PLANNING AREA 2
- PLANNING AREA 3



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:
WELLSPRING COMMUNITY
826 PARK STREET #200
CASTLE ROCK, CO 80109
(303) 660-1935
CASTLE OAKS COVENANT CHURCH
826 PARK STREET
CASTLE ROCK, CO 80109
(303) 688-4060

APPROVAL:



PROJECT:
**826 PARK ST. EXPANSION AND
200 WOLFENBERGER ROAD
PLANNED DEVELOPMENT PLAN
TOWN OF CASTLE ROCK
APRIL 29, 2025**

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
1	12/12/2024	REVISED PER TOWN REVIEW COMMENTS	KM
2	01/30/2025	REVISED PER TOWN REVIEW COMMENTS	RAF
3	02/13/2025	REVISED PER TOWN REVIEW COMMENTS	RAF

DRAWING INFORMATION:
PROJECT NO: 24.1310.005
DRAWN BY: WCG
CHECKED BY: JS
APPROVED BY: RAF

SHEET TITLE:
PD PLAN

PD02

SHEET 02 OF 03
826 PARK STREET EXPANSION AND 200 WOLFENBERGER ROAD
PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS
TOWN OF CASTLE ROCK PROJECT NO.: PDP24-0004

1. Definitions:

Definitions not listed within the 826 Park St. Expansion and 200 Wolfensberger Road Planned Development (PD) shall defer to the Town of Castle Rock Municipal Code, as amended.

1.1 Place of worship (Church) related educational facilities

For the accommodation of functions that are commonly associated with a place of worship, which includes children and youth Sunday school, bible study, youth group and other church related educational functions.

1.2 Place of worship (Church) related functions

Programs that are commonly associated with a church, which includes group meetings, events, youth group, and community outreach.

1.3 Classroom

Facility utilized for educational purposes supportive of place of worship and Wellspring community programming.

1.4 Commercial Kitchen/Bakery

A commercial establishment where food service providers can prepare, cook, and store food and equipment on the premise and distribute food off-site for sale, delivery, or consumption for catering, social service organizations, restaurants and other businesses. It may include accessory use space for educational purposes and/or the sale of food.

1.5 Community Room / Amenities

Spaces for residents inhabiting the building. Uses include game room, crafts, art spaces, gym and/or recreational area.

1.6 I D/D

Adults with Intellectual and Developmental Disabilities.

1.7 ID/D Office

Spaces utilized for offices, day programs, and Wellspring Community programming serving the ID/D residents.

1.8 Indoor Storage

Storage space interior to a building and supports the primary function of the building.

1.9 Multi-family (MF)

Building(s) that contain three or more dwelling units, which are accessed from interior elevators or hallways, or from individual exterior entrances, and are separated by interior walls and/or floors. Multi-family does not include boarding houses, dormitories, fraternities, sororities, bed and breakfast establishments, single-family attached dwellings, or hotels and motels.

1.10 Multipurpose Rooms

Rooms intended for multiple purposes and to serve multiple purposes supportive of the primary building function. Uses include crafts, games, dance, etc.

1.11 Nursery

Infant and small childcare facilities to accommodate functions that are commonly associated with a place of worship and other church related functions.

1.12 Outdoor Storage

The storage of items used in connection with a primary use outside of an enclosed structure, including but not limited to the storage of goods in trade, bunks of lumber, pallets of material, unassembled products, baled cardboard, defective/old appliances, scrap material, or loose materials such as gravel, mulch or discarded materials, or similar materials.

1.13 Overnight Parking

Parking of vehicles on-site overnight.

1.14 Short Term Rental

A residential dwelling unit, or portion of such a unit, that is rented for less than thirty (30) days at a time, with the exception of dwelling units owned by Wellspring Housing, the federal government, the state, or the Town, or any of their agencies, or facilities licensed by the state as health care facilities.

1.15 Site

Shall refer to the 826 Park St. Expansion and 200 Wolfensberger Road Planned Development (PD) as described by the PD Site Plan and its associated documents.

1.16 Stormwater Management

Areas designated for the detention, retention and/or water quality treatment of stormwater.

1.17 Wellspring Community Programming

Programs supportive of the Wellspring mission statement to accommodate functions associated with Learning & Enrichment, Arts & Performances, Health & Fitness, Life & Leadership Skills and Social Responsibility.

1.18 200 Wolfensberger Road

The first floor will be used for the ID/D office and day program space. The second floor will provide housing through an integrated condo community wherein both nondisabled and disabled individuals will live in the units. The individuals with disabilities will be able to access residential services through Wellspring Community through their Independent Living Program. The second floor will be a mix of market rate multi-family units and market rate units for ID/D residents.

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 826 Park St. Expansion and 200 Wolfensberger Road 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 826 Park St. Expansion and 200 Wolfensberger Road 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.

C. Maximum Level of Development

The total number of dwelling units approved for development within the established Planning Area(s) is the maximum allowed for platting and development. The actual number of dwelling units approved will be determined at the Site Development Plan/Plat stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses and other relevant factors.

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.

3. Development Standards by Planning Area:

Planning Area	Land Use	Acreage	% of Total Acres
Planning Area 1	MF / ID/D / ID/D-O	1.358	46.5%
Planning Area 2	POW	1.529	52.3%
Planning Area 3	ROW	0.035	1.2%
TOTAL		2.922	100.0%

3.1 Planning Area 1 – Multi-family Housing (MF) / ID/D Housing (ID/D) / ID/D Office (ID/D-O)

a. Intent

i. The intent of the multifamily and ID/D housing uses (MF, ID/D) is to provide permanent for sale market rate housing units. The second-floor space is intended to be utilized solely for multifamily residential uses.

ii. The intent of the ID/D Office (ID/D-O) use is for offices and day programs serving the ID/D residents. The first floor is intended to be utilized for this use.

b. Primary Uses

i. Multi-family Units up to a maximum of 12 units
ii. ID/D Housing Units
iii. ID/D Office

c. Accessory Uses

i. Multipurpose Rooms
ii. Indoor Storage
iii. Community Room / Amenities
iv. Multifamily dwelling
v. Classroom
vi. Café
vii. Bookstore
viii. Overnight Parking of a maximum of 15 vans/ buses required for business operations.
ix. Parking
x. Office
xi. Outdoor Events
i. Shall meet the Town of Castle Rock municipal code, as amended and/or require a temporary use permit.

d. Prohibited Uses

i. Daycare Center Facilities and/or Daily School type function not associated with Wellspring Community Programming.
ii. Outdoor Storage
iii. Use of recreational vehicles ("RVs")/campers.
iv. Overnight parking of storage trailers.
v. Retail
vi. Short term Rental
vii. Services, personal
viii. Any other use not listed in the permitted or accessory uses.

3.2 Planning Area 2 – Place of Worship (POW)

a. Intent

i. The intent of the Place of Worship (POW) is to provide a worship area, additional office space for staff, nursery, education and program space, indoor storage and parking.

b. Primary Uses

i. Place of Worship up to 6,000 square feet and 250 seats

c. Accessory Uses

i. Place of Worship (Church) related educational facilities
ii. Place of Worship (Church) related functions
iii. Indoor Storage
iv. Classroom
v. Office
vi. Multipurpose Rooms
vii. Commercial Kitchen/Bakery
viii. Café
ix. Bookstore
x. Nursery
xi. Special Events and Temporary Outdoor Sales
i. Shall meet the Town of Castle Rock municipal code, as amended and/or require a temporary use permit.
xii. Parking

d. Prohibited Uses

i. Daycare Center Facilities and/or Daily School type function not associated with Place of Worship.
ii. Outdoor Storage
iii. Outdoor Sales
iv. Use of recreational vehicles ("RVs")/campers.
v. Overnight parking of storage trailers.

vi. Permanent or temporary living quarters.
vii. Outdoor broadcast of weekly church services with amplified sound.
1. Includes broadcast of live or recorded church services with sound amplification, including speakers.
viii. Any other use not listed in the primary or accessory uses.

3.3 Planning Area 3 - Public Right of Way (ROW)

a. Intent

i. The intent of the Public Right of Way (ROW) use is to dedicate a strip of ROW to the Town of Castle Rock.

b. Primary Uses

i. Public Right of Way

4. Development Standards by Planning Area:

Development Standards	Planning Area		
	PA - 1	PA - 2	PA - 3
Use Type	Multi-family Housing (MF) / ID/D Housing (ID/D) / ID/D Office (ID/D-O)	Place of Worship (POW)	Public Right of Way (ROW)
Maximum Dwelling Units	24*	NA	NA
Minimum Lot Size	NA	NA	NA
Maximum Building Height	35 feet	40 feet	NA
Maximum Lot Coverage	40 percent	40 percent	NA
Minimum Open Space/Landscape	10 percent	10 percent	NA
Minimum Front Setback	15 feet building (25 feet if abutting an arterial street) / 15 feet parking**	15 feet building (25 feet if abutting an arterial street) / 12 feet parking**	NA
Minimum Rear Setback	0 feet	0 feet	NA
Minimum Side Yard Setback	0 feet	0 feet	NA
Minimum Side Yard Setback Adjacent to ROW	0 feet	0 feet	NA

*24 maximum units within Planning Area 1. Of these units a maximum of 12 units will be used for multi-family. All remaining units will be utilized by ID/D housing units.

**Not exempt from all current interface requirements, as amended. (Parking setback at southern boundary; existing parking can remain as is at 12-feet. All new improvements are required to meet the Town's current interface requirements, as amended).

5. 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:

5.1 Lighting Standards:

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

5.2 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 and chain link are not permitted fencing types within any Planning Area.

5.3 Off Street Parking:

All off street parking shall be in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.54, as amended, except as outlined below:

Place of Worship – 1 space provided per 3 fixed seats within the sanctuary.

ID/D Office – 2 spaces provided per 1,000 square feet of gross area.

ID/D Housing – 1 guest space provided per 4 units.

MF Housing – 2 spaces provided per unit.

5.4 Landscaping

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

5.5 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.

5.6 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.

5.7 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.

5.8 Compliance with Residential/Nonresidential Interface Regulations

The southern boundary of the PD Plan is identified as within applicable Residential/Nonresidential Interface development area as defined within Chapter 17.50 of the Castle Rock Municipal Code, as amended.

5.9 Compliance with Dissimilar Residential Interface RegulationsAll 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.

5.10 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.

5.11 Signage

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

5.12 Retaining Walls

All retaining walls are to be constructed, or faced, with natural stone material, or equivalent (or equal as approved by the Town).

5.13 Outdoor Events

All Town of Castle Rock special event regulations apply and shall be in conformance with the Town of Castle Rock Municipal Code, as amended.

5.14 Temporary Uses

All temporary uses shall be in conformance with the Town of Castle Rock Municipal Code, as amended.

5.15 Noise

All Town of Castle Rock noise restrictions apply and shall be in conformance with the Town of Castle Rock Municipal Code, as amended.

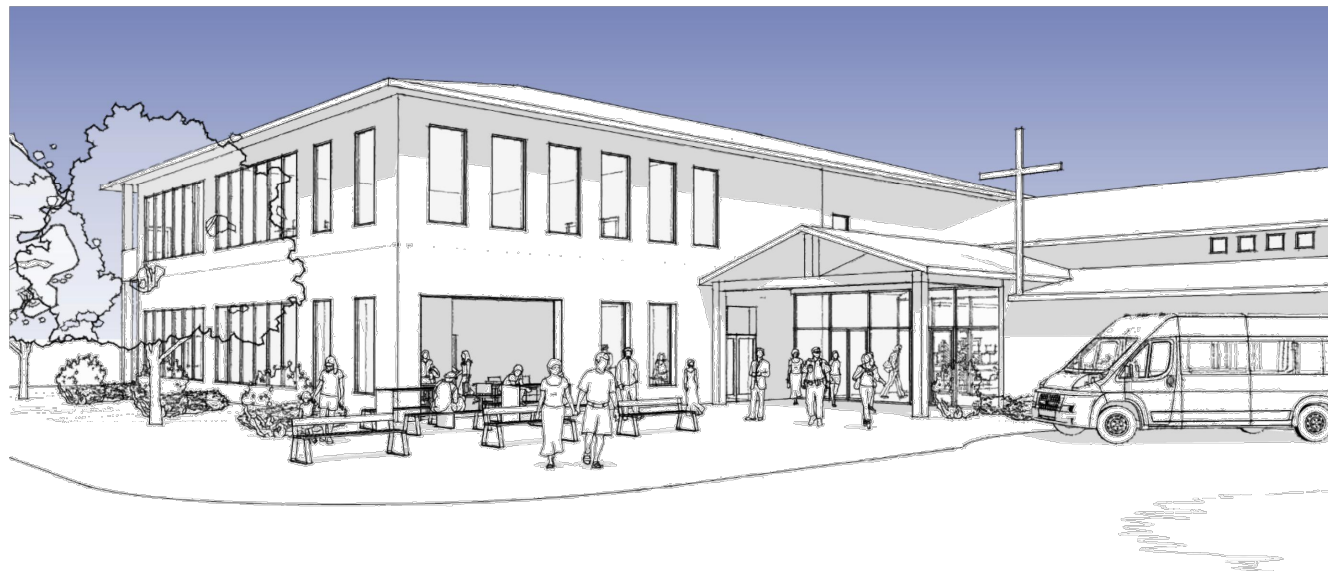
6. Wildfire Mitigation Plan:

The site is infill and has been developed for many years. Presently, there is no vegetative cover (landscaping only) and no wildfire mitigation zones.

7. Architectural Design Standards:

See attached rendering for proposed Architectural Design Standards, but not limited to, on the Castle Oaks Church. The 200 Wolfensberger Road building will remain, the photo below is a representation of, but not limited to potential elements and enhancements to the existing building. Architectural design elements not illustrated in the attached rendering shall comply with the "Castle Rock Design: Guidelines for Design and Development in the Town of Castle Rock", as amended. Any new buildings, additions, or renovations will be required to comply with the "Castle Rock Design: Guidelines for Design and Development in the Town of Castle Rock", as amended.

Proposed 826 Park Street Expansion (Castle Oaks Church) rendering



Existing 200 Wolfensberger building



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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OWNER/DEVELOPER:

WELLSPRING COMMUNITY

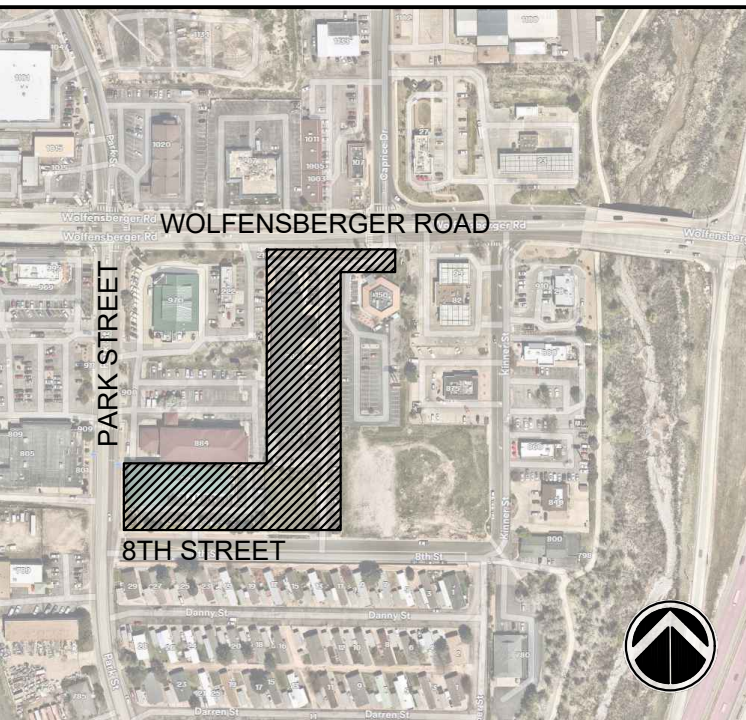
826 PARK STREET #200
CASTLE ROCK, CO 80109
(303) 660-1935

CASTLE OAKS COVENANT CHURCH

826 PARK STREET
CASTLE ROCK, CO 80109
(303) 688-4060

APPROVAL:

VICINITY MAP:



PROJECT:

826 PARK ST. EXPANSION AND
200 WOLFENSBERGER ROAD
PLANNED DEVELOPMENT PLAN
TOWN OF CASTLE ROCK
APRIL 29, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	12/12/2024	REVISED PER TOWN REVIEW COMMENTS	KM
2	01/30/2025	REVISED PER TOWN REVIEW COMMENTS	RAF
3	02/13/2025	REVISED PER TOWN REVIEW COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO.: 24.1310.005

DRAWN BY: WCG

CHECKED BY: JS

APPROVED BY: RAF

SHEET TITLE:

ZONING
REGULATIONS

PD03

SHEET 03 OF 03

826 PARK STREET EXPANSION AND 200 WOLFENSBERGER ROAD
PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS
TOWN OF CASTLE ROCK PROJECT NO.: PDP24-0004