

RESOLUTION NO. 2025-151

**A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR A
MIXED-USE DEVELOPMENT WITHIN THE 826 PARK STREET
EXPANSION AND 200 WOLFENSBERGER ROAD PLANNED
DEVELOPMENT**

(Unity on Wolfensberger Project)

WHEREAS, Wellspring Community (the “Developer”) has requested approval of a Site Development Plan (the “Site Development Plan”) for a mixed-use development known as the Unity on Wolfensberger Project (the “Project”); and

WHEREAS, the Project is located within the 826 Park Street Expansion and 200 Wolfensberger Planned Development (the “PD”); 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 has created this Project to serve individuals with intellectual and developmental disabilities; and

WHEREAS, the Site Development Plan meets the applicable development standards of the PD Plan and Zoning Regulations; and

WHEREAS, according to Section 17.38.030 of the Castle Rock Municipal Code (“CRMC”), the Town Council has the requisite authority to approve the Site Development Plan, following a review and recommendation by the Planning Commission; and

WHEREAS, on November 13, 2025, a public hearing was held before the Planning Commission, which voted to recommend approval of the Site Development Plan to the Town Council; and

WHEREAS, based upon the evidence presented at a public hearing held at tonight’s meeting, the Town Council finds that the Site Development Plan is in substantial compliance with:

- (i) The goals and objectives of the Town’s Vision 2030 and the 2030 Comprehensive Master Plan;
- (ii) The development standards set forth in the PD Plan and Zoning Regulations;
- (iii) The site development plan review and approval criteria set forth in CRMC Section 17.38.040;
- (iv) The residential/non-residential interface regulations set forth in CRMC Chapter 17.50; and
- (v) The Town of Castle Rock Technical Criteria.

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

Section 1. Approval. The Site Development Plan for the Project is hereby approved in the form presented at tonight’s meeting.

PASSED, APPROVED AND ADOPTED on first and final reading this 2nd day of December, 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