

UNITY ON WOLFENSBERGER MULTI-FAMILY

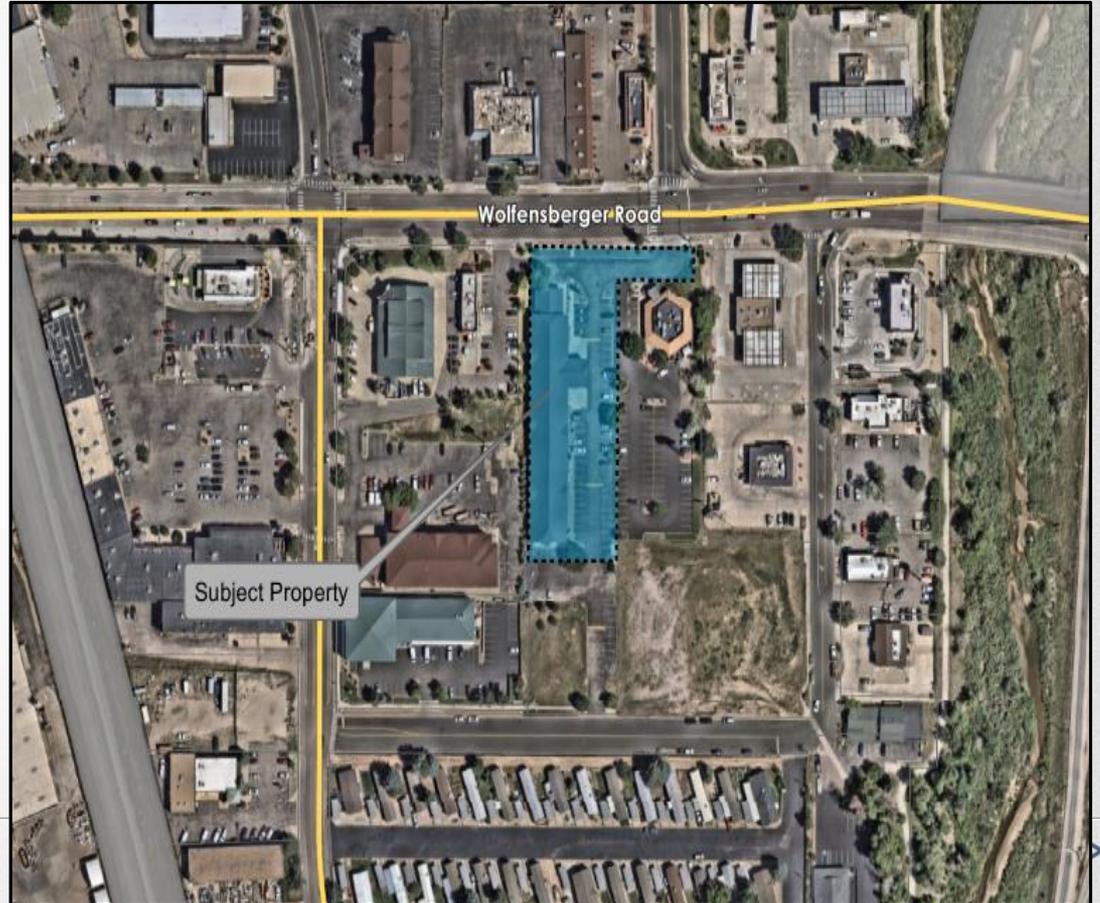
SITE DEVELOPMENT PLAN

TOWN COUNCIL
DECEMBER 2, 2025



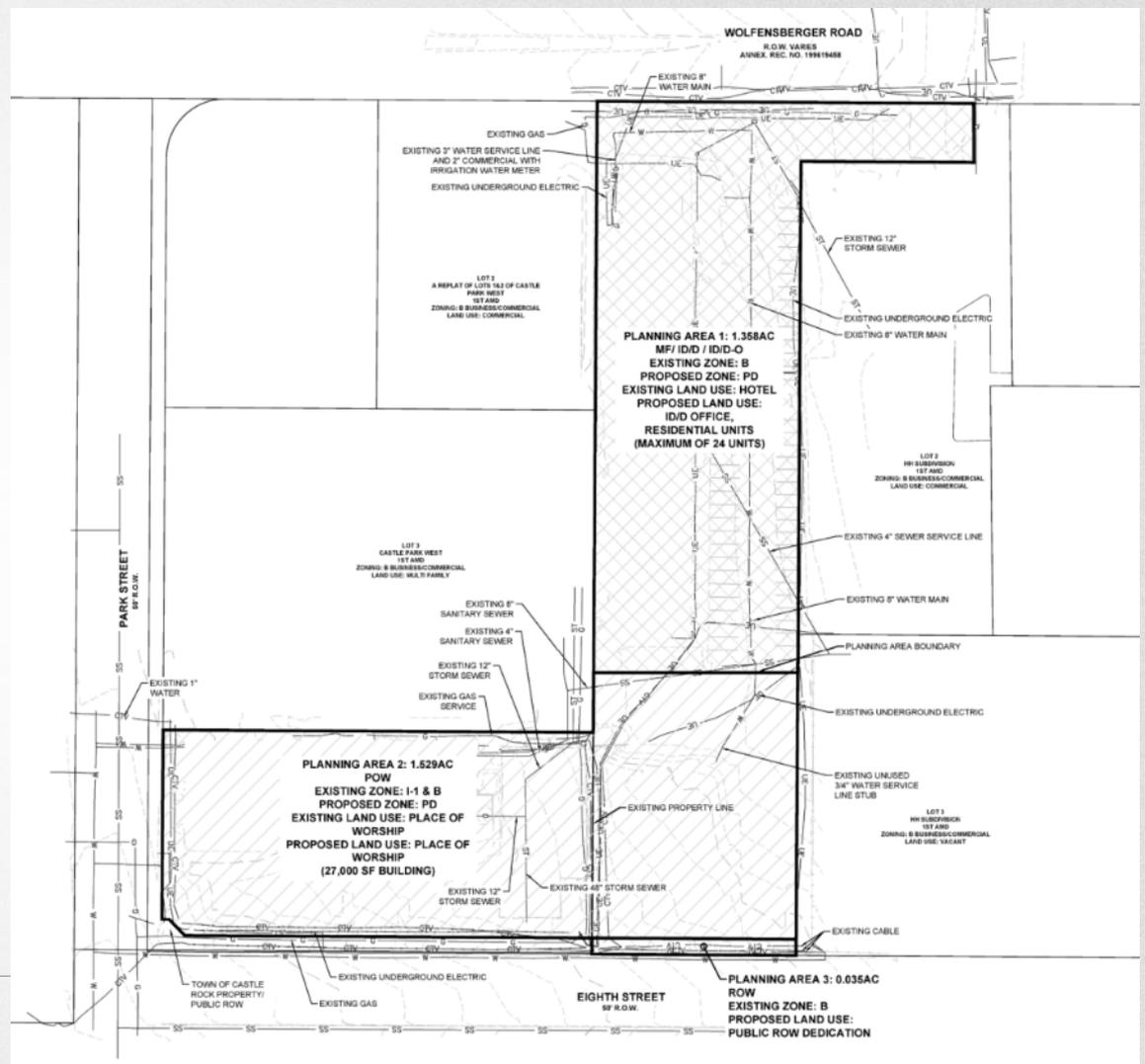
VICINITY MAP

- 1.36 acres
- South of Wolfensberger Road
- East of Park Street
- Location of previous Quality Inn

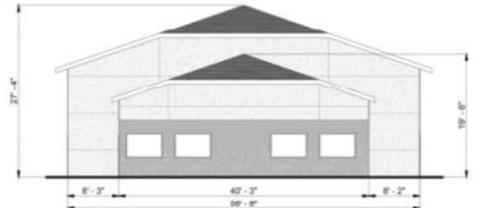
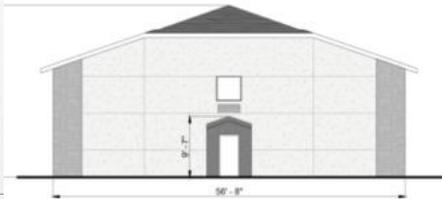


ZONING

- Zoned in 2025 as 826 Park Street Expansion & 200 Wolfensberger Road PD
- Allowed uses include
 - ID/D Office and Residential & ID/D Residential Units (max of 24)



SITE DEVELOPMENT PLAN



COMMUNITY OUTREACH AND FEEDBACK

Outreach Efforts

- 1 neighborhood meetings was held
- Properties within 500 feet are mailed notices, public hearing signs are posted, meeting notices on Town webpage

Neighborhood Meetings		
Date	Format	Attendance
February 12, 2025	Hybrid	0

SITE DEVELOPMENT PLAN

Municipal Code Title 17.38.040

- A. Community Vision / Land Use Entitlements
- B. Site Layout
- C. Circulation and Connectivity
- D. Service, Phasing and Off-Site Impacts
- E. Open Space, Public Lands and Recreation Amenities

STAFF ANALYSIS

Staff finds that the proposed Site Development Plan complies with:

- Town of Castle Rock Vision and Comprehensive Master Plan
- 826 Park Street Expansion & 200 Wolfensberger Road PDP and Zoning Regulations
- Town of Castle Rock Municipal Code, Title 17.38: Site Development Plan

RECOMMENDATION

Planning Commission recommend approval with a 5-0 vote of the Unity on Wolfensberger Multi-Family Facility to Town Council.

PROPOSED MOTION

Approval:

“I move to approve the Resolution, as introduced by title.”

ALTERNATIVE MOTIONS

Approval with Conditions

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

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

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



QUESTIONS & DISCUSSION