
Meadows Filing No. 21

REZONE OF NEW HOPE CHURCH LAND



Dormie Capital and New Hope Presbyterian Church's Goal

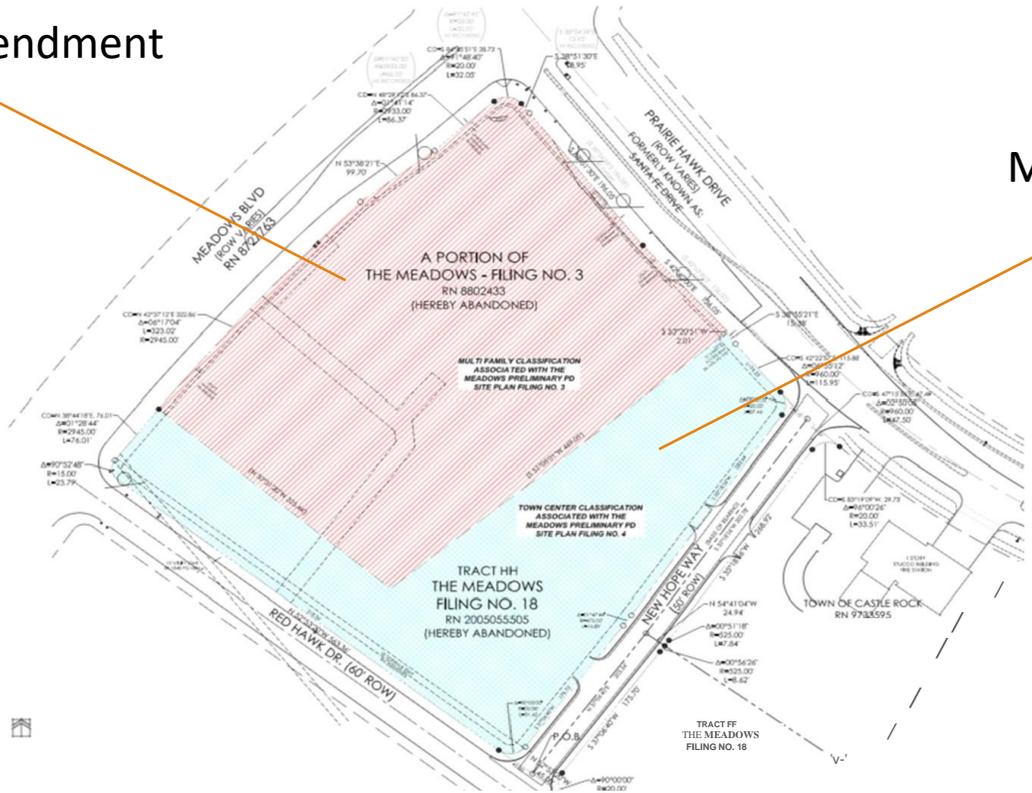
1. Subdivide 1.5+/- acres from NHPC for potential development of medical & professional office building
2. Fix current noncompliant zoning by creating a new PD zoning with extremely restricted allowed uses, building height limits and setbacks
3. Listen to and address public feedback through neighborhood meetings and the Town of Castle Rock

This has been a long and coordinated effort with New Hope Presbyterian Church to ensure the limited uses and proposed development are aligned with the long-term goals of NHPC.

Noncompliant, Split Zoning

Meadows 3rd Amendment

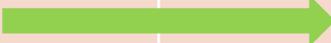
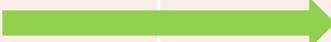
Meadows 4th Amendment



Current & Proposed Zoning Breakdown

	Current Meadows 3 rd Amendment	Current Meadows 4 th Amendment	Proposed Meadows Medical PDP
Allowed Uses	Multi-family, rec. centers, schools	Numerous, including retail, office, hotel, vet, auto repair, gas stations, assisted living	Medical & professional office, churches/places of worship, day care
Max Building Height Allowed	50 feet permitted, 75 feet UBSR	60 feet permitted, 75 feet UBSR	50 feet
Building Setback Requirement	30 feet	None	20-30 feet

Public/Town Feedback – We Heard You!

Public Concern	Initially Proposed	NOW
Building Height	60 feet 	50 feet
Setbacks	0-30 feet 	20-30 feet

- **Traffic** – concern the proposed development would lead to increased traffic
 - Completed a traffic study with an independent traffic engineer which concluded upon completion of proposed development intersections would operate generally consistent with current conditions (absent the proposed development)
- **Parking** – concern there would not be sufficient parking upon completion of the proposed development
 - Completed parking study to measure the existing and proposed uses at various peak demand hours of each day and found the parking facilities upon completion of proposed development meet criteria set forth by Town Council

Result

- Dormie and New Hope's plan will rectify the noncompliant zoning
- Dormie and New Hope's plan ensures future development of the land will be restricted to **a height of 50 feet**
- Dormie and New Hope's plan retains continuity with the surrounding area while *heavily* restricting the allowed uses on the site
- Dormie and New Hope's plan incorporates significant landscape screening and setbacks to assist in maintaining the adjacent lot owners' neighborhood feel
- No substantial impact to parking needs and traffic