

**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 MINERALS, EXCEPT AS PROVIDED IN THE PLANNED DEVELOPMENT PLAN.
3. THE 100-YEAR FLOODPLAIN FLOOD ZONE X PER MAP 080500189G DATED 03/16/2015, NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOODPLAIN.
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 CASTLE ROCK YELLOW WATER PRESSURE ZONE.
6. THE OWNER OF THE PROPERTY MUST PROVIDE A ROAD CAPABLE OF WITHSTANDING THE IMPOSED LOAD OF FIRE APPARATUS (7.600 LBS) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVAILABLE 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 18AC

**PARCEL 2:**  
LOT 4 CASTLE PARK WEST 1ST AMD 0.946 ACRE

# 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

**PROJECT TEAM**

**Applicant:** Jason Alwine, PLA  
Matrix Design Group  
2435 Research Pkwy, Suite 300  
Colorado Springs, CO 80920  
(719)575-4100

**Owner/Developer:** Nicole DeVries  
Wellspring Community  
826 Park Street, Suite 200  
Castle Rock, CO 80109  
(303)686-9355

**Dianna McKeever**  
Castle Oaks Covenant Church  
826 Park Street  
Castle Rock, CO 80109  
(303)686-4060

**Owner:** Matt Call  
DCP Ward LLC  
524 S. Tejon St.  
Colorado Springs, CO 80903  
(303)958-7781

**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)575-4100

**Landscape Architect:** Jason Alwine, PLA  
Matrix Design Group  
2435 Research Pkwy, Suite 300  
Colorado Springs, CO 80920  
(719)575-4100

**Survey:** Alexander Aguilar, PLS 38858  
Matrix Design Group  
2435 Research Pkwy, Suite 300  
Colorado Springs, CO 80920  
(719)575-4100

**Architect:** Steve Grasso  
Eight10 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.

**NOTARY PUBLIC:**  
SHANDA GRAY  
SIGNED THIS 14<sup>th</sup> DAY OF 20<sup>20</sup>.

**NOTARY BLOCK:**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 14<sup>th</sup> DAY OF 20<sup>20</sup> BY AS AUTHORIZED REPRESENTATIVE OF

**WITNESS MY HAND AND OFFICIAL SEAL:**

**NOTARY PUBLIC:**  
MY COMMISSION EXPIRES: \_\_\_\_\_

**TOWN COUNCIL APPROVAL**

THE PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 20<sup>th</sup> DAY OF 20<sup>20</sup>.

**MAYOR** \_\_\_\_\_ **DATE** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

**TOWN CLERK** \_\_\_\_\_ **DATE** \_\_\_\_\_

### PLANNING COMMISSION RECOMMENDATION

THE PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 20<sup>th</sup> DAY OF 20<sup>20</sup>.

**CHMR** \_\_\_\_\_ **DATE** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

**DIRECTOR OF DEVELOPMENT SERVICES** \_\_\_\_\_ **DATE** \_\_\_\_\_

### Sheet List Table

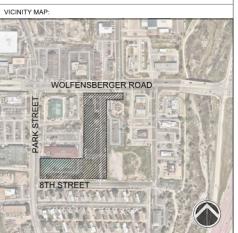
Sheet Number	Sheet Title	Sheet Description
01	TS01	COVER SHEET
02	PD02	PD PLAN
03	PD03	ZONING REGULATIONS

**CONSULTANTS:**  
PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER:  
**Matrix**  
2435 RESEARCH PKWY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719)575-4100  
FAX: (719)575-0208

**OWNER/DEVELOPER:**  
**WELLSPRING COMMUNITY**  
826 PARK STREET #200  
CASTLE ROCK, CO 80109  
(303)686-4060

**CASTLE OAKS COVENANT CHURCH**  
826 PARK STREET  
CASTLE ROCK, CO 80109  
(303)686-4060

**APPROVAL:**



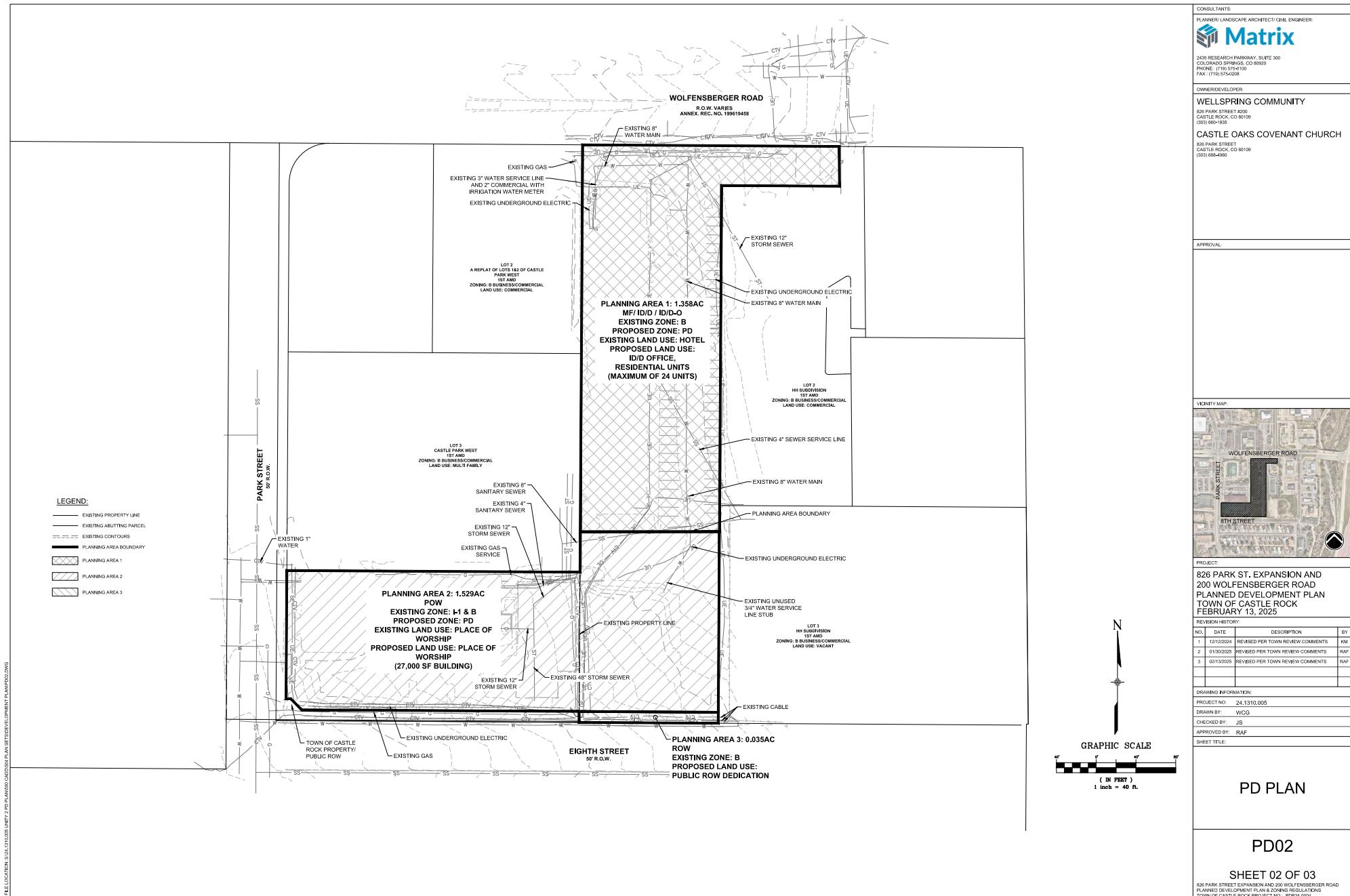
**PROJECT:**  
**826 PARK ST. EXPANSION AND 200 WOLFENSBERGER ROAD PLANNED DEVELOPMENT PLAN**  
TOWN OF CASTLE ROCK, COLORADO, FEBRUARY 13, 2025

**REVISION HISTORY:**  
NO. 1 DATE 12/12/2020 DESCRIPTION BY 24.1210.005  
1 12/12/2020 REVISED PER TOWN REVIEW COMMENTS KM  
2 01/05/2025 REVISED PER TOWN REVIEW COMMENTS RAF  
3 01/05/2025 REVISED PER TOWN REVIEW COMMENTS RAF

**DRAWING INFORMATION:**  
PROJECT NO.: 24.1210.005  
DRAWN BY: WCG  
CHECKED BY: JS  
APPROVED BY: RAF  
SHEET TITLE: TS01

### COVER SHEET

**TS01**  
**SHEET 01 OF 03**  
826 PARK STREET EXPANSION AND 200 WOLFENSBERGER ROAD PLANNED DEVELOPMENT PLAN  
TOWN OF CASTLE ROCK, COLORADO, FEBRUARY 13, 2025  
TOWN OF CASTLE ROCK PROJECT NO.: PDF24.1200



## 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

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

### 1.3 Community Room / Amenities

Facility utilized for educational purposes supportive of place of worship and Wellness Community programs.

### 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 food preparation.

### 1.5 Community Room / Amenities

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

### 1.6 D.O.D.

Adults with Intellectual and Developmental Disabilities.

### 1.7 D/D Office

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

### 1.8 Indoor Storage

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

### 1.9 Multi-family (MF)

Buildings that contain three or more dwelling units, which are accessed from interior elevators or hallways, or from individual exterior entrances, and are separated by exterior 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, 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 trailers, bunks of lumber, pallets of material, unsanitized products, baled cardboard, detective/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 Office/Commercial

A professional office, 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 Wellness 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

Site refers 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 Wellness Community Programming

Programs supportive of the Wellness 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 building will be used for the D/O and D/D program space. The second floor will provide storage through an integrated condo community where both nondisabled and disabled individuals will live in the units. The individuals with disabilities will be able to access residential services through Wellness Community to support their Independent Living Programs. The second floor will be a mix of market rate multi-family units and market rate units for D/O residents.

## 2. General Provisions:

### 2.1 Purpose:

The purpose of this Planned Development Plan (PD Plan) and Planned Development Zoning (PD Zoning) is to provide a framework for the orderly, planned and controlled 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 within the 826 Park St. Expansion and 200 Wolfensberger Road Planned Development, as described by the PD Site 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.

### C. 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 regulations pertaining 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 plating and development. The actual number of dwelling units approved will be determined at the Final Plat stage of review based upon overall site needs, 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. The boundaries of the Planning Areas are to be located on the property line in 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 Final Plat stage of development.

### B. Amendments to the PD Plan and PD Zoning Regulations

There shall be limited flexibility in defining the exact location of the boundaries of the Planning Areas as determined by the PD Plan due to the nature of the development and the disagreement(s) due to 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 Alignment

The PD Plan is intended to depict general locations of roads. Recognizing that final road alignments are subject to engineering studies, modifications to major road alignments as shown in the PD Plan as determined by the Town of Castle Rock and the engineering studies shall be made in accordance with the provisions of 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.

### D. Phasing

The development indicated on the Planned Development is obligatory upon the developer per the terms and conditions of the Development Agreement.

### E. Separability of Provisions

In the event of a provision of this PD Plan or PD Zoning Regulations shall be determined to be illegal or void for any reason 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/D/O / ID/D-O

### Planning Area 2 POW

### Planning Area 3 POW

### TOTAL

### 2.922 100.0%

### 3.2 Planning Area 1 - Multi-family Housing (MF) / ID/D Housing (ID/D) / ID/D Office (ID/D-C)

### A. Intent

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

ii. The intent of the ID/D Office (ID/D-C) 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

### iii. ID/D Office

### C. Accessory Uses

### i. Indoor Storage

### ii. Community Room / Amenities

### iii. Multifamily Dwelling

### iv. Classroom

### v. Cafeteria

### vi. Bookstore

### vii. Overnight Parking

### viii. Commercial Kitchen/Bakery

### ix. Indoor Storage

### x. Classroom

### xii. Outdoor Events

### xiii. Short term Rental

### xiv. Services, personal

### xv. Any other use not listed in the permitted or accessory uses.

### d. Prohibited Uses

### i. Daycare Center Facilities and/or Daily School type function not associated with Wellness Community Programming.

### ii. Outdoor Storage

### iii. Use of recreational vehicles ("RV's") 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 Room

### vii. Commercial Kitchen/Bakery

### viii. Cafeteria

### ix. Bookstore

### x. Indoor Storage

### xii. Special Events and Temporary Outdoor Sales

### xiii. Shall meet the Town of Castle Rock municipal code, as amended, and/or require a temporary use permit.

### xiv. Parking

### d. Prohibited Uses

### i. Daycare Center Facilities and/or Daily School type function not associated with Wellness.

### ii. Outdoor Storage

### iii. Outdoor Sales

### iv. Use of recreational vehicles ("RV's") campers.

### v. Overnight parking of storage trailers.

- v. Permanent or temporary living quarters.
- vi. Outpatient medical or dental services with amplified sound.
- vii. Includes broadcast 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) / Commercial Service (ID/D-C)	Place of Worship (POW)	Public Right of Way (ROW)
Minimum Dwelling Units	24*	NA	NA
Minimum Lot Size	NA	NA	NA
Minimum Building Height	35 feet	35 feet	NA
Minimum Coverage	40 percent	40 percent	NA
Minimum Open Space/Permeable	10 percent	10 percent	NA
Minimum Front Setback	120 feet (including any required street) / 120 feet (including any required street) / 25 feet parking*	120 feet (including any required street) / 120 feet (including any required street) / 25 feet parking*	NA
Minimum Rear Setback	0 feet	0 feet	NA
Minimum Side Yard Setback	0 feet	0 feet	NA
Minimum Rear Yard Setback	0 feet	0 feet	NA

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

\*Not exempt from current interface requirements, as amended. (Parking setbacks at southern boundary: existing property can remain as is at 12 feet. All new improvements are required to meet the Town's current interface requirements, as amended).

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