### 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, NOT FIGATION 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 03/18/2016, NO STRUCTURES SHALL BE
- PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
- 4. THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE BOCK BESIDENTIAL NON-BESIDENTIAL INTERFACE. 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
- LOADS OF FIRE APPRAINING (50,000 LBS), AND ALL REQUIRED FIRE HYDRAITS SHALL BE INSTALLED AND MADE SERNICEABLE PRIOR TO AND DISMING ALL CONSTRUCTION.
  7. RIGHT-OH-WAY FOR INGRESS AND GRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

### LEGAL DESCRIPTION:

VISION - FIRST AMENDMENT 1 98AC

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

PD ZON	ING COMP	ARISON CH	ART	
Zoning	Planned Development (PD)			
	Planning Area			
Development Standards	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 Wa (ROW)	
Maximum Dwelling Units	24*	NA NA	NA.	
Minimum Lot Size	NA NA	NA NA	NA.	
Maximum Building Height	35 feet	35 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 O feet O feet NA Adjuent to BOW "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 imp 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:

-	
URRENT ZONING:	F1 (LIGHT INDUSTRIAL) AND B (BUSINESS)
ROPOSED ZONING:	PLANNED DEVELOPMENT (PD)
URRENT LAND USE:	PLACE OF WORSHIP, HOTEL
ROPOSED LAND USE:	PLACE OF WORSHIP (POW), MULTIFAMILY HOUSING (MF), HOUSING FOR ADULT WITH INTELLECTUAL AND DEVELOPMENTAL DISABILITIES (IDD), OFFICES AND DAY PROGRAMS SERVING THE IDD RESIDENTS (IDD-0), PUBLIC RIGHT OF WAY (ROW)

### SURVEYOR'S CERTIFICATE

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

LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF	DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.
CASTLE OAKS EVANGELICAL COVENANT CHU AK/A CASTLE OAKS COVENANT CHURCH, A C	
SIGNED THIS DAY OF	
NOTARY BLOCK	
SUBSCRIBED AND SWORN TO BEFORE ME THIS	DAY OF
20BY	<b>⇒</b>
WITNESS MY HAND AND OFFICIAL SEAL.	
NOTARY PUBLIC	
MY COMMISSION EXPIRES:	<b>_</b>
LEINHOLDER SUBORDINA	TION CERTIFICATE
AS TO LOT 4, CASTLE PART WEST 1ST AMEND	MENT, THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AN	STATE OF COLORADO DESCRIBED HEREON, THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED B
THE INSTRUMENT DECORDED APRIL 30, 2012 AT R	ECEPTION NO. 2012/031679 AND THE INSTRUMENT RECORDED FEBRUARY 19, 2013 AT RECEPTION NO.
	Local House, and application of the property o
2013014318,	E SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

AS TO LOT 4. CASTLE PART WEST 1ST AMENDMENT. THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN

NATIONAL COVENANT PROPERTIES	
SIGNED THIS DAY OF	. 20
NOTARY BLOCK	
SUBSCRIBED AND SWORN TO BEFORE ME THIS	DAY OF
20BY	

### OWNERSHIP CERTIFICATION

DCP WARD LLC, A COLORADO LIMITED LIABILI	TY COMPANY
SIGNED THIS DAY OF	20
NOTARY BLOCK	
SUBSCRIBED AND SWORN TO BEFORE ME THIS	DAY OF
20BY	

AS TO LOT 1, HH SUBDIMISION 1ST AMENDMENT, THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS

## NOTARY PUBLIC LEINHOLDER SUBORDINATION CERTIFICATE

AS TO LOT 1, HI SUBDIVISION 1ST AMENDMENT, THE UNDERSISNED ARE ALL THE MORTGAGES 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 LEIN 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-CHA	RTERED BANKING CORPORATION
SIGNED THIS DAY OF	_ 20
NOTARY BLOCK	
SUBSCRIBED AND SWORN TO BEFORE ME THIS	DAY OF
20BY	
WITNESS MY HAND AND OFFICIAL SEAL.	
NOTARY PUBLIC	
MY COMMISSION EXPIRES:	

### PROJECT TEAM

Owner

Applicant: Jason Alwine PLA Matrix Design Group 2435 Research Pkwy, Suite 300

Colorado Springs, CO 80920 (719)575-0100

Dianna McKeever Castle Oaks Covenant Church 826 Park Street Wellspring Community 826 Park Street, Suite 200 Castle Rock, CO 80109 Castle Rock, CO 80109 (303)660-1935 (303)688-4060

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

> 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

Jeff Odor Matrix Design Group 2435 Research Pkwy, Suite 300

Colorado Springs, CO 80920 (719)575-0100 Landscape Architect: Jason Alwine, PLA

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

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

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

### TITLE CERTIFICATION

CERTIFICATE OF OWNERSHIP.

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 LIEMHOLDERS OF THE PROPERTY ARE LISTED IN THE

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

Architect

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AS AUTHORIZED REPRES NOTARY PUBLIC MY COMMISSION EXPIRES:

### TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF GASTLE ROCK,

ATTEST

### PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK,

CHAIR	DATE	
ATTEST:		
DIRECTOR OF DEVELOPMENT SERVICES	DATE	

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

Matrix

WELLSPRING COMMUNITY 826 PARK STREET #200 CASTLE ROCK, CO 80109

CASTLE OAKS COVENANT CHURCH



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

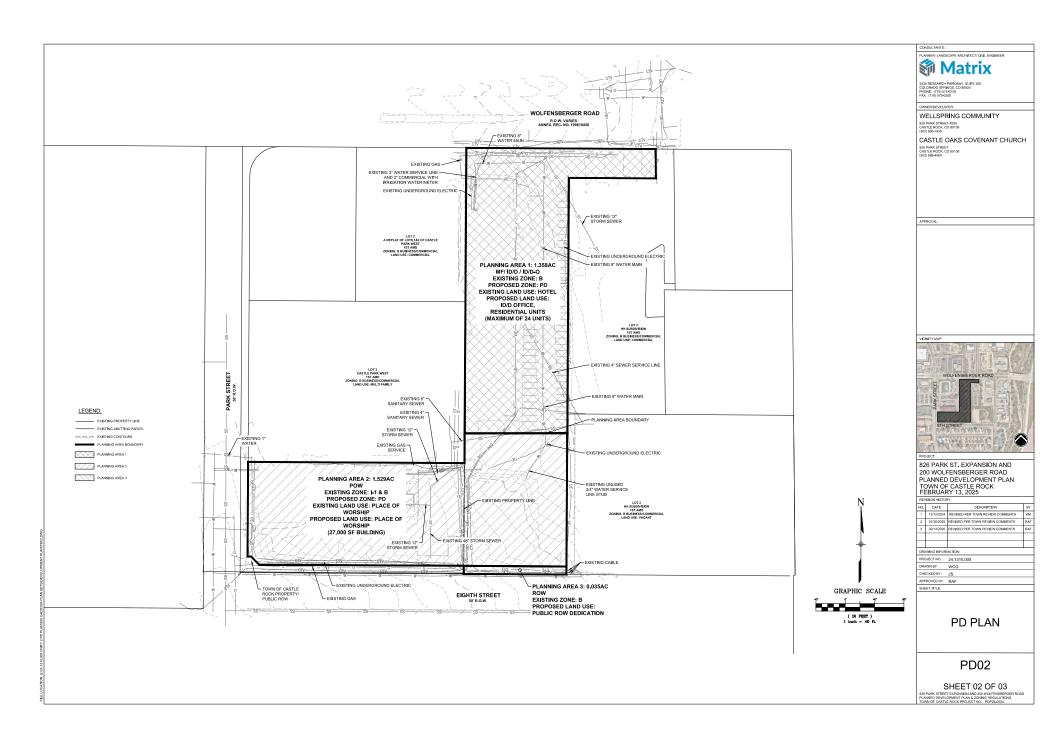
NO.	DATE	DESCRIPTION	BY
1	12/12/2024	REVISED PER TOWN REVIEW COMMENTS	км
2	01/30/2025	REVISED PER TOWN REVIEW COMMENTS	RAF
3	02/13/2025	REVISED PER TOWN REVIEW COMMENTS	RAF
			l I

PROJECT NO: 24.1310.005 DRAWN BY: WCG HECKED BY: JS PPROVED BY: RAF

**COVER SHEET** 

TS01

SHEET 01 OF 03



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

odation of functions that are commonly associated with a place of

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

### 1.5 Community Room / Amenities

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

fults 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

1.9 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 eparated 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.

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

2 Outdoor Storage. The storage or 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, pullets of matrical, unassembled products, balled carband, describe/old appliances, scrap material, or loose materials such as gravel, mulch or discarded materials, or distillar materials.

## 1.13 Overnight Parking Parking of vehicles on-site overnight.

### 1.14 Short Term Rental

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.

1.17 Weltpring Community Programming
Programs supportive of the Weltpring mission statement to accommodate functions
associated with Learning & Enrichment. Arts & Performance, Heelth & Filmess, Life
& Leadership Stills and Social Responsibility.

1.19 200 Welltemberger Road

The first Hoor will be used for the ID/O office and day program space. The second floor will provide housing through an Integrated condo commantly wherein both nondiscibled and disabled infinidents will like in the units. The Individuals with deadlities will be able to access redested services through Wellspring Command through their Indipendent Living Program. The second floor will be a nits of marker rate math Fernic port with services and the reduce of the condition of the services of the condition of the services of the condition of the services of th

## eral Provisions:

Connecti Provincess.
2.1 Purpose

A. Statement of Purpose
The purpose of this Planned Development Plan (PD Plan) and Planned Development
Zoning Regulations (PD Zoning Regulations) to establish standards for the
development and Reprovement of the property. The statement contained in these PD
development and Reprovement of the poperty in the statement contained in these PD
development and Reprovement of the poperty in the Statement contained in these PD
development and Reprovement of the poperty of the planned community.

10. Application:
Three absolutions shall apply to all property contained with the RDA Port St. Expansion
and 200 Welfershold preference Development, as allowed on the PD Plann and
those PD Carelly Regulations. These PD Porce Regulations can be really considered and the regulation of the PD Plann and
those PD PD Carelly Regulations. These PD Porce Regulations call more with one long and
administration of the PD Porce PD POR

2. Authority
The Town Council has adopted the 826 Park St. Expansion and 200 Wolfers
Read PD Plan and PD Zonling Registations pursuant to the authority granted
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 salight to the provisions of the Castle Bock
Manicipal Code and all rules and regulations adopted pursuant to such code, except as
may be superveded by the provisions of this PD Plan and PD Zoning Regulations.

C. Maximum Level of Development. The total number of development is approved for development within the exhibition that total number of development is approved to the property of development. The obtain number of development is approved to the determined of the Set Development Planc Plat shape of review based upon envir commend combanish, still by and street capacity, compactably with auromating land uses and other relevant because.

3 Control Provisions.

A Flaming Area December for the Provision Area are dones within the PO Prin. Where a Princip Area are dones within the PO Prin. Where a Flaming Area adult as interest local direct or drive, the boundary deal be the control from 6th series. Where a Persing Area adults an are time or other critic with the boundary shall be the right-of-way of that sheet a bedieved on the PO Development Portion of the PO Development Portion Port

B. Amendments to the PDPlan and PD Zoning Regulations There shall be instant flookibly in defen mining the exact location of the Planning Area Devarlation on the density may be a sufficient on the PDP plan date to the variety of the Devarlation on the density may be a sufficient on the PDP plan date to the variety of the amendment to the PDP an and PD Zoning Regulations shall be made in accordance with the provisions of Capter 17 250 of the Town of Caster Rock Hartischy Colora.

C. Road Alignments
The FO Plan is idented to depict general locations of roadways. Recognizing that the
final road alignments are subject to engineering stakes. Modifications to make road
alignments are subject to engineering stakes. Modifications to make road
alignments as indeed as the subject of the subject of stake facts
provided in the learner of cache lock shadipal code. Modifications to mixer road
alignments of states are expected, and onle accompilated by the developer trough
the failting process without any amendment to those regulations or to the FO Plan
itself.

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 or der 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 A
Planning Area 1	MF/ID/D/ID/D-	0 1358	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. Interest
i. The interest of the multifamily and ID/D housing uses (MF, ID/D) is to
provide per marriest for sale market rate housing units. The second-fle
space is intended to be utilized solely for multifamily residential uses.

# . 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. Mutil-family Units up to a maximum of 12 units

ii. ID/D Housing Units

iii. ID/D Office

- ssory Uses Multipurpose Rooms Indoor Storage Community Room / Amenities Multifamily dwelling

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

hibited Uses
Daycare Center Facilities and/or Daily School
with Wellighing Community Programming.
Outdoor Stor age
Use of recreational vehicles ("RVs")/compers.
Overnight parting of storage trailiers.
Retail

- Retain
  Services, personal
  Any other use not listed in the permitted or accessory uses.

## 3.2 Planning Area 2 -Place of Worship (POW)

Intent
 I. The Intent of the Place of Worship (POW) is to provide a wooship area,
 additional office space for staff, nursery, education and program space,
 indoor storage and parting.

## Primary Uses Place of Worship up to 6,000 square feet and 250 seats

- Accessory Uses

  i. Place of Whythip (Charch) related shocklined facilities

  i. Place of Whythip (Charch) related shockline

  Place of Whythip (Charch) related shockline

  i. Classroom

  i. Classroom

  i. Classroom

  i. Classroom

  i. Matthy prose Shows

  ii. Matthy iii. Matthy

- ohibited Uces

  Daycare Center Facilities and/or Daily School type function not as with Place of Worship.

  Cultions Storage

  Cultions Storage

  Cultions Storage

  Cultions Storage

  Cultions Storage

  Cultions Storage

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

Intent
 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)
Manimum Dawling Units	249	MA	MA
Minimum Let Size	NA.	IIA .	MA
Mandemour Building Helgist	35 feet	35 feet	MA
Maximum Lot Coverage.	40 percent	46 percent	MA
Minteson Open Souce/Lendscape	1D percent	10 percent	MA
Minimum Front Setback	15 feet building (25 feet If abuting an artesial street) / 15 feet parking**	15 feet building (25 feet if abuilding an enterial street) / 12 feet periding**	MA
Milelmum Rear Setback	Cfeet	Cfeet	MA
Milrimum Side Yard Setback	Otest	Steet	NA
Milirimum Sida Yard Satback Adjacest to ROW	G feet	Cleat	MA

\*24 madmum 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 IDIO housing units.

"Not exempt from all current interface requirements, as amended. (Parting setback at eouthern boundary: existing parting can remain as is at 12-feet. All new improvements are required to meet the Town's current inferface requirements, as emended).

5. Overall Project Standards
These FD Zonige Regulation of half only producte the application of Town ordinances, including evolution to behalping clock, which are of general application throughout the standard control of the standard control of the standard control programments of the Town of Callel Road, blue kingle Color and Technical Mensature Londard part on the Standard coloring programments and the Town of Callel Road, blue kingle Color and Technical Mensature Londards (and the Callel Road, blue kingle). The standard coloring programments and coloring coloring the development accessory and townspara yours, and use by special review and vertical reviews much all poly to the Townspara (and townspara) and the Townspara (and townspara).

5.1 Lighting Standards: All exterior lighting shall comply with the Town of Castle Rock Municipal Code, Title 17 Chapter 17-58, as amended.

- 2 Fencing.
  The following requirements apply to new fencing:
  a. Fences tailer than 30 inches in height above the street flowline are prohibited in sight distance assuments.
  b. Barbotwin 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 coast 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
largation Criteria Manuals, as amended.

In Tigotion Livers to re-em-S. S. Grading University and a mischiebal let or open space to act shall not vary from the They are diregion shape of an incidebal let for open space to act shall not vary from the space will find and Construction Documents - Grading Plans will took written approve of the Consec, our Hillocation of the Course's Engineering, and Toom reviews and approve Any suscardational ower performed will be received to be reviewed to the specified grade by the Individually or organization(s) that authorized the change without pac

5.7 Compliance with Skyline/Ridgeline Protection Regulations All areas within FD Flan Identified as within the Skyline/Ridgeline protection area as shown on the Town of Casille Rock District Rep at hall be in conformance with the Tow of Castle Rock Municipal Code, Title 17 Chapter 17.48, as amended.

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 Regulations All areas within PO Plan Identified as within applicable Dissimilar Residential Interface development area as defined within Crapter 17.51 of the Castle Rock Municipal Code shall be in conformance with the Town of Castle Rock Publicipal Code. Title 17 Chapter 17.51, as

- 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 o stepped foundations, retaining walls or similar methods that will seek to minimize.
- 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, cleaning of vegetation within the right-of way shall be texthered 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

5.13 Outuboor Events
5.13 Outuboor Events
All Town of Castle Rock special event regulations apply and shall be in conformance with
the Town of Castle Rock/Mandopal 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 Notice All Town of Castle Rock noise restrictions apply and shall be in conformance with the Town of Castle Rock Municipal Code, as amended.

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: Architectural Design Standards: See elatander ordering for proposed Architectural Design Standards, but not limited to, on the Castle Cabe Cherch, The 200 Welfernberger Road building will remain, the photo below is a representation of, burned inside to potential dements and enhancements to the existing building. Architectural design elements not illustrated in the attached reading shall comply with Towan sporced SRe Development Plandeding shardards.

### Proposed 826 Park Street Expansion (Castle Oaks Church) rendering



## Existing 200 Wolfensberger building





## WELLSPRING COMMUNITY

## CASTLE OAKS COVENANT CHURCH

APPROVAL:



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

12/12/2024 REVISED PER TOWN REVIEW COMMENTS 01/30/2025 REVISED PER TOWN REVIEW COMMENTS

DRAWING INFORMATION: ROJECT NO: 24,1310,005

DRAWN BY: WCG

CHECKED BY: J.S. PPROVED BY: RAF SHEET TITLE:

> ZONING REGULATIONS

> > PD03

SHEET 03 OF 03