

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 MINERAL ESTATES.
3. THIS SITE LIES WITHIN FEMA FLOOD ZONE A PER MAP 19830C010865 DATED 03/16/2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
4. THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK RESIDENTIAL/COMMERCIAL/INDUSTRIAL INTERFACED REGULATIONS. INTERFACED AREAS MUST ADHERE TO CHAPTER 17.06 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 SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
7. RIGHT-OF-WAY 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 1.88AC

PARCEL 2:
LOT 4 CASTLE PARK WEST 1ST AND 0.946 ACRES

PD ZONING COMPARISON CHART			
Zoning	Planned Development (PD)		
Development Standards	Planning Area		
	PA - 1	PA - 2	PA - 3
Use Type	Multi-Family Housing (MF) / (D/D) Housing (D/D) / (D/D) Office (D/D) Office	Place of Worship (POW)	Public Right of Way (ROW)
Maximum Dwelling Units	24*	NA	NA
Minimum Lot Size	NA	35 feet	NA
Maximum Building Height	35 feet	NA	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) / 35 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 Adjacent to ROW	0 feet	0 feet	NA

*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 D/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 improvements are required to meet the Town's current interface requirements, as amended).

LAND USE SUMMARY:			
	LAND USE	ACRES	% OF PROPERTY
PLANNING AREA 1	MF / (D/D) / (D/D)-O	1,355 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:

CURRENT ZONING: F-1 (LIGHT INDUSTRIAL) AND B (BUSINESS)
PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
CURRENT LAND USE: PLACE OF WORSHIP, HOTEL
PROPOSED LAND USE: PLACE OF WORSHIP (POW), MULTIFAMILY HOUSING (MF), HOUSING FOR ADULTS WITH INTELLECTUAL AND DEVELOPMENTAL DISABILITIES (IDD), OFFICES AND DAY PROGRAMS SERVING THE IDD RESIDENTS (IDD-O), PUBLIC RIGHT OF WAY (ROW)

SURVEYOR'S CERTIFICATE

I, ALEXANDER AGUILAR, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL 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 SUBDIVISION 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

AS TO LOT 4, CASTLE PART WEST 1ST AMENDMENT, THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

CASTLE OAKS EVANGELICAL COVENANT CHURCH, AKA CASTLE OAKS COVENANT CHURCH, A COLORADO NONPROFIT CORPORATION
SIGNED THIS ____ DAY OF _____, 20____
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____ BY _____
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: _____

LEINHOLDER SUBORDINATION CERTIFICATE

AS TO LOT 4, CASTLE PART WEST 1ST AMENDMENT, THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED APRIL 30, 2012 AT RECEPTION NO. 2012031675 AND THE INSTRUMENT RECORDED FEBRUARY 19, 2013 AT RECEPTION NO. 2013014318.
DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

NATIONAL COVENANT PROPERTIES
SIGNED THIS ____ DAY OF _____, 20____
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____ BY _____
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: _____

OWNERSHIP CERTIFICATION

AS TO LOT 1, HH SUBDIVISION 1ST AMENDMENT, THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

DCP WARD LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS ____ DAY OF _____, 20____
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____ BY _____
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: _____

LEINHOLDER SUBORDINATION CERTIFICATE

AS TO LOT 1, HH SUBDIVISION 1ST AMENDMENT, THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED JULY 5, 2022 AT RECEPTION NO. 2022040720.
DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

INDEPENDENT BANK, A TEXAS STATE-CHARTERED BANKING CORPORATION
SIGNED THIS ____ DAY OF _____, 20____
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____ BY _____
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: _____

PROJECT TEAM

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

Owner/Developer: Nicole DeVries
Wellspring Community
826 Park Street, Suite 200
Castle Rock, CO 80109
(303)660-1935

Dianna McKeever
Castle Oaks Covenant Church
826 Park Street
Castle Rock, CO 80109
(303)688-4060

Owner: Matt Call
DCP Ward LLC
524 S. Tejon St.
Colorado Springs, CO 80903
(303)556-5781

Lienholder: 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)575-0100

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

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

Architect: Steve Oraco
Enlight10 Architecture
201 Milwaukee St, Unit 200
Denver, CO 80206
(303)525-3695

TITLE CERTIFICATION

I, SHANDIA 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 LIEHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP.

SHANDIA GRAY
SIGNED THIS ____ DAY OF _____, 20____
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____ BY _____
AS AUTHORIZED REPRESENTATIVE OF _____
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: _____

TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF _____, 20____.

MAYOR _____ DATE _____
ATTEND: _____
TOWN CLERK _____ DATE _____

PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 20____.

CHAIR _____ DATE _____
ATTEND: _____
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:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

WELLSPRING COMMUNITY

826 PARK STREET #200
CASTLE ROCK, CO 80109
(303) 660-1935

CASTLE OAKS COVENANT CHURCH

826 PARK STREET
CASTLE ROCK, CO 80109
(303) 688-4060

APPROVAL:

VICINITY MAP:



PROJECT:

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	KM
2	01/30/2025	REVISED PER TOWN REVIEW COMMENTS	RAF
3	02/13/2025	REVISED PER TOWN REVIEW COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO: 24-1310.005

DRAWN BY: WCG

CHECKED BY: JS

APPROVED BY: RAF

SHEET TITLE:

COVER SHEET

TS01

SHEET 01 OF 03

826 PARK STREET EXPANSION AND 200 WOLFENSBERGER ROAD
PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS
TOWN OF CASTLE ROCK PROJECT NO.: PDPA4904

