

PROJECT NARRATIVE

WELLSPRING COMMUNITY ANNEXATION

Wellspring Community is proposing to annex approximately 2.7 acres into the Town of Castle Rock and with a future zone of Planned Development (PD) to allow for operation of the Wellspring Community Center and Castle Oaks Covenant Church. The property which is located at 498 E Wolfensberger Road is currently zoned Agriculture One (A1, Douglas County); however, is surrounded by Town of Castle Rock land. The future PD will permit operation of the Wellspring Community Center Monday through Friday and the Castle Oaks Covenant Church on Sundays. The church membership is approximately 200 members and attendance at a single service is estimated at 175 people. The proposed uses would include office, shared auditorium and place of worship hosting up to 300, classrooms/studios, outdoor play area and commercial food preparation operated by Wellspring Community.



Planned Development

The future planned development plan proposes a Wellspring Community home office and community facility to also be shared with a church use. The new building will be two-stories in height and serve both the community center and church functions. The total building size will be up to 30,000 SF with a maximum building height of 40' as measured per Town of Castle Rock guidelines. The parking requirements are estimated to be provided at 5 spaces per 1,000 SF of building for an approximate total of 125- 150 parking spaces. Final parking requirements can be further discussed with staff during site planning process based on the proposed uses and final square footage of the building.

The proposed church will have about 1,000 sq ft of dedicated office space and 1,500 sq ft of dedicated children's classroom space. The remaining space will be shared space between the two primary uses. Church service attendance is estimated at about 175 in one service with 30 children utilizing classroom space. The church staff is four full time and two part time employees. The employees are on site during the week 1-3 days and Sunday morning 8am-12pm. The church does not operate a preschool or daycare and has no plans to in the future.

Wellspring Community functions Monday through Friday 8am- 5pm with a current staff of 40 and serves approximately 100 adults with disabilities. Wellspring offices will occupy about 2,500 square feet of the overall building. In addition to classroom, space Wellspring will build out a commercial bakery and a potential café area where patrons can come sit and enjoy food from the bakery; however, no cafeteria type space is planned. Wellspring will also build out a ceramics studio space for our art classes.

Compliance

The proposed development will meet compliance with the 2020/2030 Vision and 2020/2030 Comprehensive Master Plan by providing an outstanding Community Service. The proposed size and height of the building is sensitive to the scale & character of the surrounding properties therefore promoting Responsible Growth. Additionally, the proposed development is an infill development surrounded by Town of Castle Rock zoned land. The proposed development will comply with all current and amended Town of Castle Rock zoning codes, general design principals and technical manuals.

Impacts

Annexation into the Town of Castle Rock has benefits for both the current residents and the annexed property. Current residents get a say in the new development that could come with that annexation. The new property then has access to (and helps fund) Town services such as roads, utilities, water, parks, trails, recreation and more.

The majority of impact to surrounding properties will likely be traffic related. The traffic impacts and mitigation recommendation will be further studied with a Traffic Impact Analysis during the PD plan submittal.