

Neighborhood Meeting Summary – Wellspring Community Center and Castle Oaks Covenant Church [Annexation and Planned Development Zoning]
Neighborhood Meeting #1 – August 29, 2022 @ 6:00 p.m.
Castle Oaks Covenant Church, Hybrid (5 Attendees)

Wellspring Community has acquired a 2.07-acre property located at 498 E. Wolfensberger Road. Wellspring is proposing to annex the property into the Town of Castle Rock and zone it Planned Development (PD) to allow for operation of the Wellspring Community Center Monday through Friday and the Castle Oaks Covenant Church on Sundays. The property is currently zoned Agricultural One (A-1) in Douglas County.

This meeting represented the first required neighborhood meeting. The meeting was conducted in a hybrid format, offering both in-person and virtual participation. The neighborhood meeting notice was mailed to all neighbors within 500-feet of the project site and included a vicinity map, project narrative, and a conceptual site plan. The meeting was held on August 29, 2022 from 6:00 p.m. to 7:00 p.m. The following represents a summary of the neighborhood meeting.

Meeting Attendees

Applicant Representatives:

- Jason Alwine, Matrix
- Nicole DeVries, Executive Director, Wellspring
- Mike Statter, Chairman of the Board, Wellspring
- JoAnn Stringer, Operations Director, Wellspring
- Anne DeWeese, Board Member, Wellspring
- Phil Vaughan, Lead Pastor, Castle Oaks
- Dave Ells, Leadership Team, Castle Oaks

Town Representatives:

- Cara Reed, Neighborhood Liaison
- Sandy Vossler, Senior Planner
- BrieAnna Simon, Senior Planner

In-person Attendees: 5 people attended the meeting in-person. See attached sign-in sheet.

1. Mike Statter
2. Chris Matthis
3. Greg Bly
4. Eva Mitchell
5. Dick Lichtenheld

Online/Phone Attendees: No public attendees participated in the online meeting.

The applicant's presentation included a PowerPoint presentation, an overview of the history of Wellspring Community and the services provided, summary of the vision for the community center and the proposed site development plan. The presentation discussed the items as follows:

- Proposing a 2-story building up to 30,000 square feet
- Proposing a building height of 40 feet
- The church membership is approximately 200 members and attendance at a single service is estimated at 175 people.
- Wellspring day program operating from 8:00 a.m.-5:00 p.m. on weekdays, currently serving 100 adults
- The church does not operate a preschool or daycare and has no plans to in the future
- The existing drainage area between the proposed residential properties and current site will remain as a buffer

Town staff provided an overview of the annexation and rezoning process and timing requirements, along with the public hearing process.

Attendees had the following comments and questions:

Q: What is the proposed build out timing for the new building?

A: The applicant stated this project is still in the preliminary process but estimates development of the site could begin in approximately 2-3 years.

Q: How does the commercial kitchen work with the Wellspring Community program?
Will the proposed site be an active commercial retail location?

A: The Wellspring representative stated that all current sales are completed through commercial accounts or go to the Wellspring Community run coffee shop on Perry Street. The only commercial traffic that may occur on the site is for custom order pick-up.

The project is located in Councilmember Bracken's District #3.

The meeting adjourned at approximately 6:30p.m.

Attachments:

- Vicinity Map
- Sign-In Sheet
- Applicant's PowerPoint Presentation