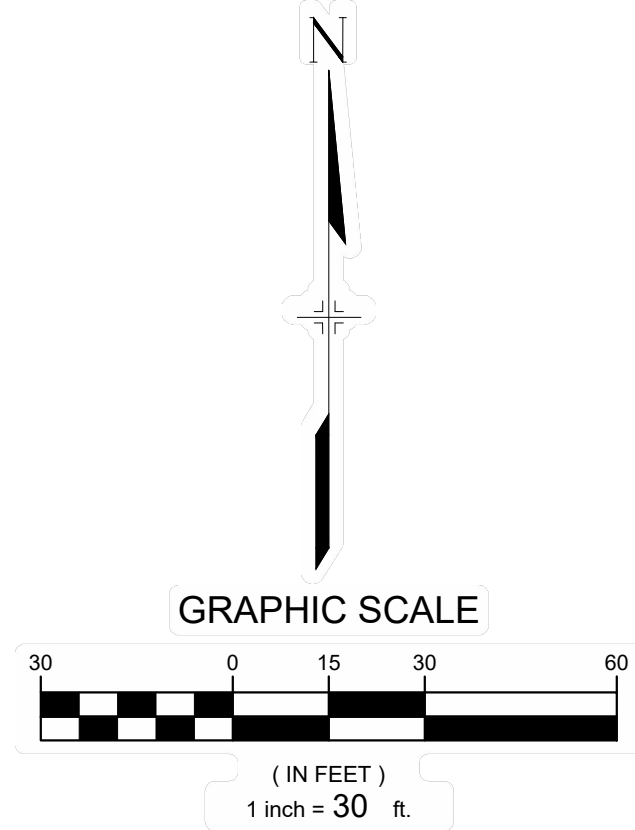
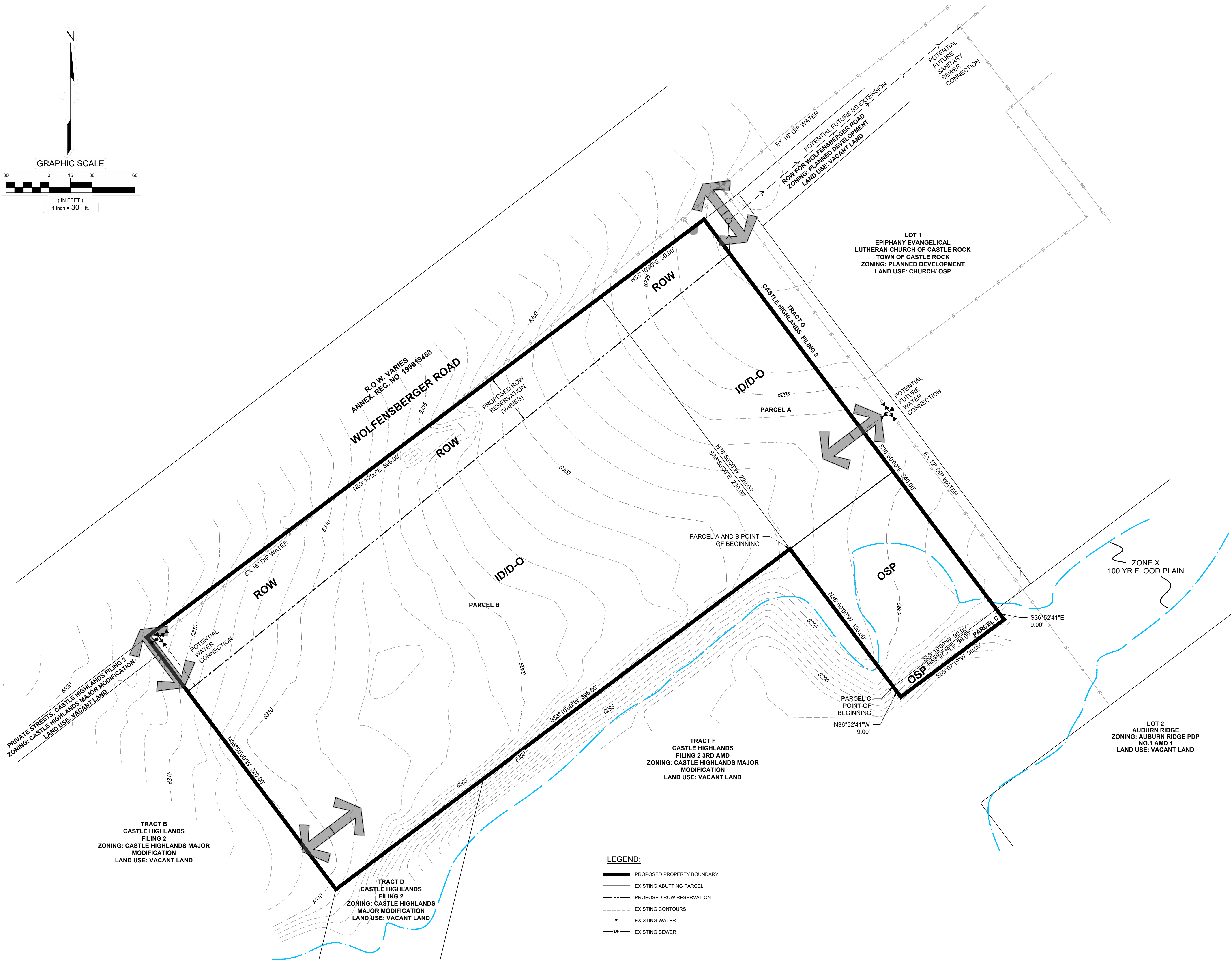


FILE LOCATION: S:\22-1310-002- WELLSRING COMMUNITY CENTER\600 CADD\604 PLAN BETSPD PLAN\PD02.DWG



LEGEND:

- PROPOSED PROPERTY BOUNDARY
- EXISTING ABUTTING PARCEL
- PROPOSED ROW RESERVATION
- EXISTING CONTOURS
- EXISTING WATER
- EXISTING SEWER

CONSULTANTS:
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OWNER/DEVELOPER:
WELLSPRING COMMUNITY
826 PARK STREET #200
CASTLE ROCK, CO 80109
(303) 660-1935

APPROVAL:

VICINITY MAP:

PROJECT:
WELLSPRING COMMUNITY CENTER
PLANNED DEVELOPMENT PLAN
& ZONING REGULATIONS
TOWN OF CASTLE ROCK
DECEMBER 2024

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	10/23/2023	INITIAL SUBMITTAL	RAF
1	05/13/2024	SECOND SUBMITTAL	RAF
2	12/18/2024	THIRD SUBMITTAL	RAF

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PROJECT NO: 22-1310-002
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CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

PD PLAN

PD02

SHEET 02 OF 03

PLANNED DEVELOPMENT PLAN - WELLSRING COMMUNITY
PDP23-0002

FILE LOCATION: S:\22_1310_002_WELLSPRING COMMUNITY CENTER\600 CAD\604 PLAN BETSPD PLAN\PD03.DWG

A. General Provisions:

1. Applicability. The Wellspring Community PD Plan and zoning regulations shall run with the land and bind owners of record and successors in interest to the property.
2. Maximum level of development. The total number of dwelling units or total commercial, industrial, or other nonresidential floor area approved for development within the established use areas is the maximum allowed for platting and development shall be specified. The actual number of dwellings or floor area approved will be ascertained in an approved Site Development Plan.
3. Relationship to Town regulations. All Town ordinances and regulations, as the same are amended from time to time, shall apply to and be enforceable in a PD. Accordingly, such Town ordinances and regulations shall govern and control over any conflicting provisions in the PD zoning regulations unless such conflicting provision is vested as an express development right under the applicable development agreement.

B. Development Agreement:

In addition to these regulations, certain provisions of the development of this PD property are controlled by an agreement between the Town of Castle Rock and the PD property owner. This agreement entitled _____, was adopted by the Town on ____ day of _____ month, 20____, by Ordinance No. _____.

C. Definitions:

Definitions not listed within the Wellspring Community Planned Development (PD) shall defer to the Town of Castle Rock Municipal Code.

1. 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 the sale of food.
2. General Classroom
Facility utilized for educational purposes supportive of Wellspring Community programming.
3. ID/D Associated Uses
Adults with Intellectual and Developmental Disabilities. ID/D activities and uses include general classrooms, commercial food preparation, commercial kitchen/bakery, commercial ceramics/art studio, and multipurpose rooms associated with the ID/D programs.
4. ID/D Office
Spaces utilized for offices, day programs, and Wellspring Community programming serving the ID/D community.
5. Indoor Storage
Storage space interior to a building and supports the primary function of the building.
6. Multipurpose Rooms
Rooms intended for multiple purposes and to serve multiple purposes supportive of the primary building function. Uses include crafts, games, dance, etc.
7. Outdoor Display of Merchandise
Merchandise displayed outdoors during special events (i.e. crafts, baked goods, etc.).
8. Outdoor Recreation
Recreation outdoors as part of Wellspring Community programming may include playground space, walking paths & trails, outdoor seating areas, picnic areas and similar activities.
9. 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 trade, bunks of lumber, pallets of material, unassembled products, baled cardboard, defective/old appliances, scrap material, or loose materials such as gravel, mulch or discarded materials, or similar materials.
10. Overnight Storage
Overnight storage of Wellspring vans/buses required for operations.
11. Site
Shall refer to the Wellspring Community Planned Development (PD) as described by the PD Site Plan and its associated documents.
12. Wellspring Community Programming
Programs supportive of the Wellspring mission statement to accommodate functions associated with Learning & Enrichment, Arts & Performances, Health & Fitness, Life & Leadership Skills and Social Responsibility.

D. General Use Areas:

Land Use Area	Acreage	% of Total Acres
ID/D-O	1.67	61.4%
OSP	0.62	22.8%
ROW	0.43	15.8%
TOTAL	2.72	100.0%

E. Use Area Regulations:

1. ID/D Office (ID/D-O)
 - a. Intent
 - i. The intent of the ID/D Office (ID/D-O) is to provide space supportive of Wellspring Community operations including office space for staff, commercial food preparation, ceramics / art studio, and educational program space.
 - b. Permitted Uses
 - i. Offices
 - ii. ID/D Associated Uses
 - iii. Auditorium
 - iv. Overnight storage of Wellspring vans/ buses required for operations.
 - c. Accessory Uses
 - i. Storage sheds per Town of Castle Rock Municipal Code, as amended.
 - ii. Outdoor events
 1. Shall meet the Town of Castle Municipal Code, as amended and/or require a temporary use permit.
 - d. Prohibited Uses
 - i. Daycare Center Facilities and/or Daily School type function not associated with Wellspring Community Programming.
 - ii. Outdoor Storage
 - iii. Outdoor display of merchandise
 1. Merchandise may be displayed outdoors during special events organized by Wellspring. All special events shall meet the Town of Castle Rock Municipal Code, as amended.
 2. Overnight storage of merchandise is prohibited.
 - iv. Use of recreational vehicles ("RVs")/campers. Any other use not listed in the permitted or accessory uses
 - v. Overnight parking of storage trailers more than (3) three nights
 - vi. Permanent or temporary living quarters
 - a. Development Regulations
 - i. Maximum Building Height: 40 feet
 - ii. No proposed building shall be constructed closer than 15 feet to the external PD boundary or Wolfenberger Road ROW as established by the PD site plan.
2. Open Space (OSP)
 - a. Intent
 - i. The intent of the Open Space use is to provide space for Wellspring Community outdoor recreation, including playground space, walking paths, trails, outdoor seating areas, and picnic areas. The open space use may include structures such as gazebos, shade structures, and storage sheds.
 - b. Permitted Uses
 - i. Playgrounds
 - ii. Picnic Areas
 - iii. Outdoor recreation
 - iv. Walking paths
 - v. Trails
 - vi. Outdoor seating areas
 - vii. Native undisturbed areas
 - c. Accessory Uses
 - i. Storage sheds per Town of Castle Rock Municipal Code, as amended.
 - ii. Outdoor events
 1. Shall meet the Town of Castle Municipal Code, as amended and/or require a temporary use permit.
3. Right of Way (ROW)
 - a. Intent
 - i. The intent of the Right of Way use is the dedication of Right of Way for future road widening.

F. Overall Project Standards

These PDP Regulations shall not preclude the application of Town ordinances, including Municipal Code revisions, which are of general application and uniformly applied throughout the Town, unless such application would conflict with an express vested property right established pursuant to the Development Agreement. The standard zoning requirements of the Town of Castle Rock Municipal Code and Town Technical Criteria Manuals including but not limited to off-street parking, development standards, landscaping, site development, accessory and temporary uses,

signs, noise and use by special review and variance processes shall apply to this Planned Development, except as otherwise modified herein and by the following:

1. Development Regulations:

	Primary Structure	Accessory Structure
Minimum Front Yard Setback	15 feet	15 feet
Minimum Side Yard Setback	15 feet	15 feet
Minimum Rear Yard Setback	15 feet	15 feet
Maximum Building Height	40 feet	25 feet
Maximum Building Coverage	35 percent	35 percent
2. Design Standards:
Architectural design elements shall comply with all Town approved Design documents.
3. Lighting Standards:
All exterior lighting shall comply with the Town of Castle Rock Municipal Code illumination standards, as amended.
4. Parking Standards:
All parking must comply with the Town of Castle Rock Municipal Code parking standards, as amended except as prescribed below:

Auditorium (Places of public assembly) – 1 space provided per 3 fixed seats.

ID/D Office (Wellspring Community) – 2 spaces provided per 1,000 square feet of gross area including Office and related uses and ID/D Associated Uses.
5. Landscaping
All landscaping shall be in conformance with the Town of Castle Rock Landscape and Irrigation Criteria Manuals, as amended.
6. Retaining Walls
All retaining walls adjacent to Public Street Right-of-Way are to be constructed, or faced, with natural stone material, or equivalent (or equal as approved by the Town).
7. Fencing
The following requirements apply to new fencing:
 - a. For lots adjacent to open space perimeter fences are limited to a maximum height of four (4) feet and shall be split rail or open rail.
 - b. Fences taller than 30 inches in height above the street flowline are prohibited in sight distance easements.
 - c. Solid wood privacy fences are not permitted for lots that abut Open Space or are immediately adjacent to a road right-of-way.
 - d. Barbed wire and chain link are not permitted fencing types within any Planning Area.
8. Temporary Uses
All temporary uses shall be in conformance with the Town of Castle Rock Municipal Code, as amended.
9. Noise
All Town of Castle Rock noise restrictions apply and shall be in conformance with the Town of Castle Rock Municipal Code, as amended.
10. Signs
All Town of Castle Rock sign regulations apply and shall be in conformance with the Town of Castle Rock Municipal Code, as amended.
11. Outdoor Events
All Town of Castle Rock special event regulations apply and shall be in conformance with the Town of Castle Rock Municipal Code, as amended.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:



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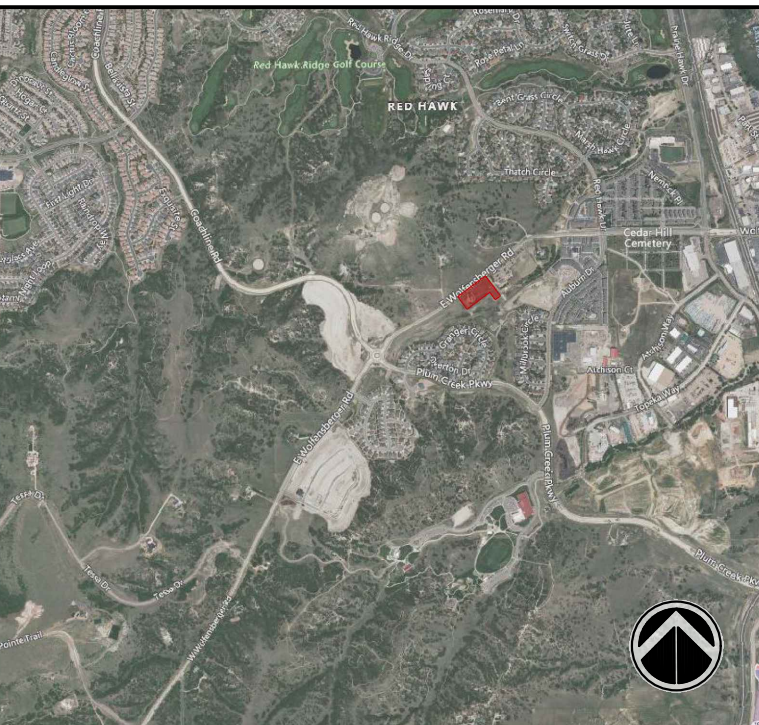
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PD ZONING
REGULATIONS

PD03

SHEET 03 OF 03

PLANNED DEVELOPMENT PLAN - WELLSPRING COMMUNITY
PDP23-0002