

FILE LOCATION S:\02-1310.002- WELLSRING COMMUNITY CENTER\0600 CAD\0604 PLAN SET\SPD PLAN\PD01.DWG

WELLSPRING COMMUNITY

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
(SE1/4, SW 1/4) SECTION 3, T3S, R67W OF THE 6th P.M., TOWN OF CASTLE ROCK,
DOUGLAS COUNTY, COLORADO

TOWN OF CASTLE ROCK PROJECT NO. PDP23-0002

GENERAL NOTES:

- THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
- THIS SITE LIES WITHIN FEMA FLOOD ZONE X PER MAP 08035C0169G DATED 03/16/2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
- 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.
- THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK MEADOWS BLUE WATER PRESSURE ZONE.
- 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.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
- ZONING WITHIN ZONE X MAY BE REVISED FROM OSP TO CHIO BASED ON FLOODPLAIN DETERMINATION.
- NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR ACCESS TO UTILITY FACILITIES SHALL BE PLACED WITHIN ANY UTILITY EASEMENT. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTERFORTS, DECKS, ATTACHED PORCHES, ATTACHED STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS AND RETAINING WALL COMPONENTS, AND ANY OTHER OBJECTS THAT MAY INTERFERE WITH UTILITY FACILITIES OR THE ACCESS, USE, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT THEREOF.

LEGAL DESCRIPTION:

PARCEL A:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO; THENCE N60°50'W, 976 FEET TO THE POINT OF BEGINNING; THENCE N36°50'W, 220.00 FEET; THENCE N53°10'E 90.0 FEET; THENCE S36°50'E 340.00; THENCE S53°10'W 90.00; THENCE N36°50'W 120.00 FEET TO THE POINT OF BEGINNING.

PARCEL A CONTAINS 87,119 S.F. (2.00 ACRES MORE OR LESS)

PARCEL B:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO; THENCE N60°50'W, A DISTANCE OF 976 FEET TO THE POINT OF BEGINNING; THENCE S53°10'W, A DISTANCE OF 396 FEET; THENCE N36°50'W A DISTANCE OF 220 FEET; (THIS POINT BEING 24 FEET EAST OF THE 1/16TH LINE); THENCE N53°10'E, A DISTANCE OF 396 FEET; THENCE S36°50'E, A DISTANCE OF 220 FEET TO THE POINT OF BEGINNING.

PARCEL B CONTAINS 30,585 S.F. (0.702 ACRES MORE OR LESS)

PARCEL C:
A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH LOCATED IN TRACT F OF CASTLE HIGHLANDS FILING NO. 2 AS PLATTED UNDER RECEPTION NO. 01019899, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE WESTERLY LINE OF TRACT G, CASTLE HIGHLANDS FILING NO. 2, AS PLATTED UNDER RECEPTION NO. 01019899, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THAT POINT ON THE NORTHERLY BOUNDARY OF TRACT F OF SAID CASTLE HIGHLANDS FILING NO. 2, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THAT PARCEL OF LAND RECORDED IN BOOK 852 AT PAGE 260, COUNTY OF DOUGLAS, STATE OF COLORADO; THENCE N53°07'19"E, ALONG SAID NORTHERLY BOUNDARY OF TRACT F, A DISTANCE OF 90.00 FEET; THENCE S36°52'41"E, A DISTANCE OF 9.00 FEET; THENCE S53°07'19"W, A DISTANCE OF 90.00 FEET; THENCE N36°52'41"W, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING.

PARCEL C CONTAINS 810 S.F. (0.019 ACRES MORE OR LESS)

PARCELS A, B AND C COMBINED CONTAIN 118,514 S.F. (2.721 ACRES MORE OR LESS)

PD ZONING COMPARISON CHART		
ZONING	PLANNED DEVELOPMENT	
	ZONING REQUIREMENT	
PERMITTED USES	SEE PAGE 3	
	MINIMUM SETBACK DISTANCE	
	PRIMARY STRUCTURE	ACCESSORY STRUCTURE
FRONT YARD SETBACK	SET AT TIME OF SDP	SET AT TIME OF SDP
REAR YARD SETBACK	SET AT TIME OF SDP	SET AT TIME OF SDP
SIDE YARD SETBACK	SET AT TIME OF SDP	SET AT TIME OF SDP
MINIMUM SETBACK ADJACENT TO WOLFENBERGER ROAD ROW	15 LF	15 LF
MINIMUM SETBACK ADJACENT TO SURROUNDING OPEN SPACE*	15 LF	10 LF
MAXIMUM BUILDING COVERAGE	SET AT TIME OF SDP	SET AT TIME OF SDP
MAXIMUM BUILDING HEIGHT	40'-0"	25'-0"
PARKING REQUIRED	WELLSPRING OFFICE/WELLSPRING ASSOCIATED USES - 2 SPACES PROVIDED PER 1,000 SQUARE FEET OF GROSS AREA. WELLSPRING RESIDENTIAL (ID/D HOUSING) - 1 GUEST SPACE PROVIDED PER 4 UNITS. WELLSPRING RESIDENTIAL (NEUROTYPICAL HOUSING) - 2 SPACES PROVIDED PER UNIT.	
TOTAL DWELLING UNITS	36 MAXIMUM TOTAL UNITS (MAXIMUM 18 NEUROTYPICAL UNITS)	

*CASTLE HIGHLANDS FILING 2 3RD AMD - TRACT B AND TRACT F, CASTLE HIGHLANDS FILING 2 TRACT D.

SURVEYOR'S CERTIFICATE

I, VERNON P. TAYLOR, 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.

VERNON P. TAYLOR PLS NO. 25966 DATE

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

WELLSPRING COMMUNITY, A COLORADO NON-PROFIT 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: _____.

TITLE CERTIFICATION

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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP.

SHANDA GRAY
CANYON 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 _____

ATTEST: _____

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 _____

ATTEST: _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

CONTACT TABLE:		
	NAME	ADDRESS
OWNER	WELLSPRING COMMUNITY	826 PARK STREET #200 CASTLE ROCK, CO 80109
PLAN PREPARER	MATRIX DESIGN GROUP	2435 RESEARCH PARKWAY #300 COLORADO SPRINGS, CO 80920
ENGINEER	M&S CIVIL CONSULTANTS	212 N. WAHSATCH AVE #305 COLORADO SPRINGS, CO 80903
LAND SURVEYOR	M&S CIVIL CONSULTANTS	212 N. WAHSATCH AVE #305 COLORADO SPRINGS, CO 80903

LAND USE:

CURRENT ZONING:	AGRICULTURAL ONE-A1 (DOUGLAS COUNTY)
PROPOSED ZONING:	PLANNED DEVELOPMENT (PD) (TOWN OF CASTLE ROCK)
CURRENT LAND USE:	VACANT
PROPOSED LAND USE:	WELLSPRING (WC), OPEN SPACE (OSP), AND RIGHT-OF-WAY (ROW)

LAND USE SUMMARY:			
PLANNING AREA	LAND USE	ACRES	% OF PROPERTY
1	WC	1.67 AC	61.4%
2	OSP	0.62 AC	22.8% (MIN. 20% OF GROSS SITE AREA)
3	ROW	0.43 AC	15.8%
TOTAL		2.72 AC	100.0%

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:



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

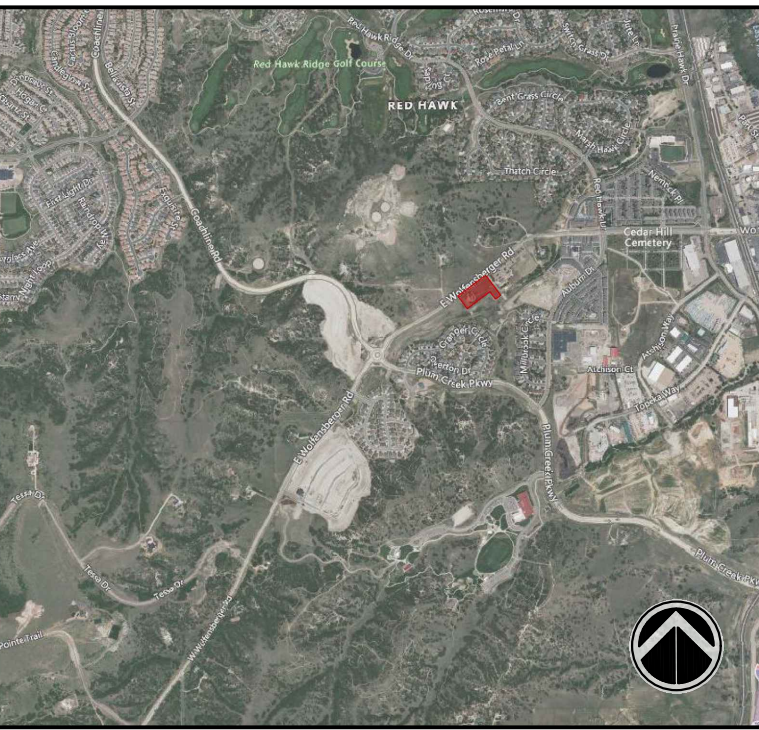
OWNER/DEVELOPER:

WELLSPRING COMMUNITY

826 PARK STREET #200
CASTLE ROCK, CO 80109
(303) 960-1935

APPROVAL:

VICINITY MAP:



PROJECT:

WELLSPRING COMMUNITY CENTER
PLANNED DEVELOPMENT PLAN
& ZONING REGULATIONS
TOWN OF CASTLE ROCK
OCTOBER 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	05/13/2024	SECOND SUBMITTAL	RAF
2	12/16/2024	THIRD SUBMITTAL	RAF
3	02/21/2025	FOURTH SUBMITTAL	RAF
4	07/09/2026	FIFTH SUBMITTAL	RAF
5	10/20/2026	SIXTH SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 22.1310.002

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

TITLE SHEET

PD01

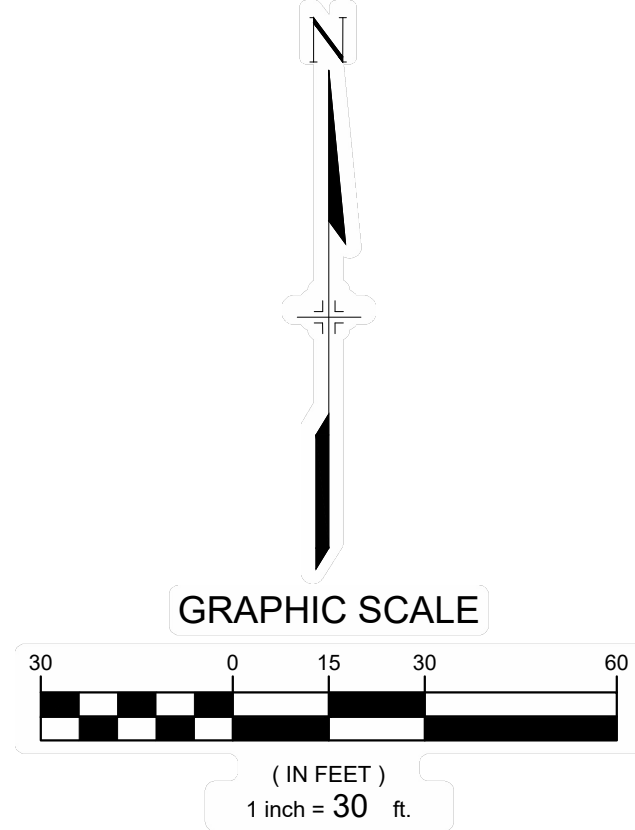
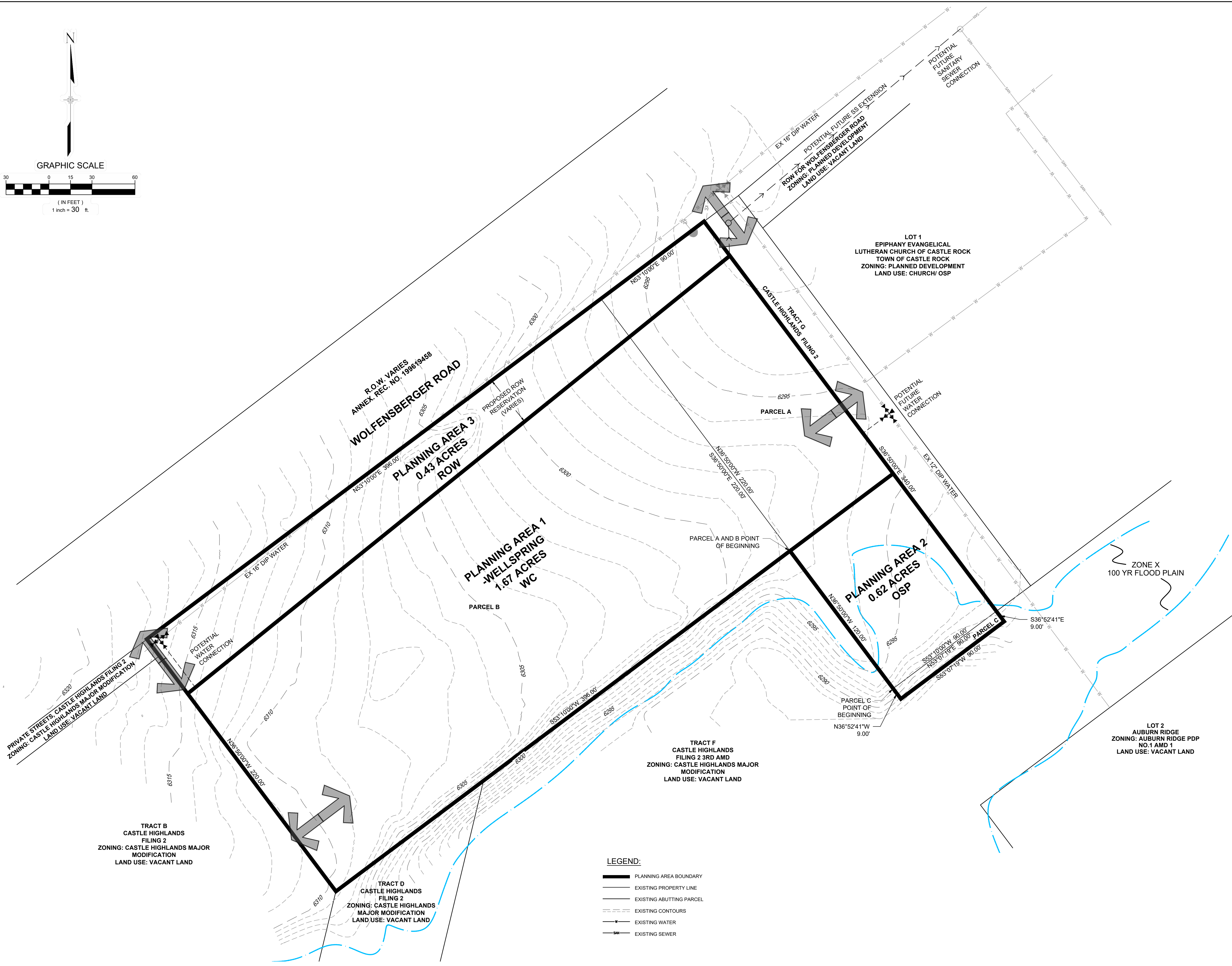
SHEET 01 OF 03

PLANNED DEVELOPMENT PLAN - WELLSRING COMMUNITY
PDP23-0002

SHEET INDEX:

01	PD01	COVER SHEET
02	PD02	PLANNED DEVELOPMENT PLAN
03	PD03	PD ZONING REGULATIONS

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



- LEGEND:**
- PLANNING AREA BOUNDARY
 - EXISTING PROPERTY LINE
 - EXISTING ABUTTING PARCEL
 - EXISTING CONTOURS
 - EXISTING WATER
 - EXISTING SEWER

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

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

APPROVAL:

VICINITY MAP:

PROJECT:

**WELLSPRING COMMUNITY CENTER
PLANNED DEVELOPMENT PLAN
& ZONING REGULATIONS
TOWN OF CASTLE ROCK
OCTOBER 2026**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	05/13/2024	SECOND SUBMITTAL	RAF
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3	02/21/2025	FOURTH SUBMITTAL	RAF
4	07/09/2026	FIFTH SUBMITTAL	RAF
5	10/20/2026	SIXTH SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 22.1310.002

DRAWN BY: RAF

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:\02_1310.002_WELLSPRING COMMUNITY CENTER\600_CADD\604_PLAN_BETS\PD PLANNING\03.DWG

1. Definitions:

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

1.1 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.

1.2 General Classroom

Facility utilized for educational purposes supportive of Wellspring Community programming.

1.3 ID/D

Adults with Intellectual and Developmental Disabilities.

1.4 Indoor Storage

Storage space interior to a building and supports the primary function of the building.

1.5 Multipurpose Rooms

Rooms intended for multiple purposes and to serve multiple purposes supportive of the primary building function. Uses include crafts, games, dance, etc.

1.6 Outdoor Display of Merchandise

Merchandise displayed outdoors during special events (i.e. crafts, baked goods, etc.).

1.7 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.

1.8 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.

1.9 Overnight Storage

Overnight storage of Wellspring vans/buses required for operations.

1.10 Site

Shall refer to the Wellspring Community Planned Development (PD) as described by the PD Site Plan and its associated documents.

1.11 Wellspring Associated Uses

Activities and uses that include general classrooms, commercial food preparation, commercial kitchen/bakery, commercial ceramics/art studio, and multipurpose rooms associated with Wellspring Community programming

1.12 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.

1.13 Wellspring Office

Spaces utilized for offices, day programs, and Wellspring Community programming.

1.14 Wellspring Residential

Residential housing through an integrated community wherein both nondisabled and disabled individuals will live in the units. The community will be a mix of market rate dwelling units for neurotypical individuals and market rate dwelling units for ID/D residents.

2. General Provisions:

2.1 Purpose

A. Statement of Purpose

The purpose of this Planned Development Plan (PD Plan) and Planned Development Zoning Regulations (PD Zoning Regulations) is to establish standards for the development and improvement of the property. The standards contained in these PD Zoning Regulations are intended to carry out the goals of this planned community.

B. Application

These standards shall apply to all property contained with the Wellspring Community Planned Development, as shown on the PD Plan and these PD Zoning Regulations. These PD Zoning Regulations shall run with the land and be binding upon, and enforceable by the Town against the Owner, its successors and assigns, and every successor in interest to the Property, or any part of or interest in the Property.

2.2 Authority

A. Authority

The Town Council has adopted the Wellspring Community PD Plan and PD Zoning Regulations pursuant to the authority granted by 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 subject to the provisions of the Castle Rock Municipal Code and all rules and regulations adopted pursuant to such code, except as may be superseded by the provisions of this PD Plan and PD Zoning Regulations.

2.3 Control Provisions

A. Planning Area Boundaries

The boundaries and acreages of all Planning Areas are shown within the PD Plan. Where a Planning Area abuts an internal local street or drive, the boundary shall be the centerline of the street. Where a Planning Area abuts an arterial or collector street the boundary shall be the right-of-way of that street as indicated on the PD Development Plan. A Planning Area may be subdivided into multiple filings and phases at the Site Development Plan and Plat stage of development.

B. Amendments to the PD Plan and PD Zoning Regulations

There shall be limited flexibility in determining the exact location of the Planning Area Boundaries and dwelling units as depicted on the PD Plan due to the scale of the drawings and the diagrammatic depiction on the PD Plan of Planning Areas. Any amendment to the PD Plan and PD Zoning Regulations shall be made in accordance with the provisions of Chapter 17.36 of the Town of Castle Rock Municipal Code, as amended.

C. Road Alignments

The PD Plan is intended to depict general locations of roadways. Recognizing that the final road alignments are subject to engineering studies. Modifications to major road

alignments as shown on the PD Plan, as determined by the Town of Castle Rock Development Services Director, shall follow the PD Amendment procedure as provided in the Town of Castle Rock Municipal Code. Modifications to minor road alignments of streets are expected, and can be accomplished by the developer through the platting process without any amendment to these regulations or to the PD Plan itself.

D. Phasing

The phasing order indicated on the Planned Development is obligatory upon the Developer per the terms and conditions of the Development Agreement.

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 order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Owner dated __, 202__, and recorded in the Property Records at Reception No. _____, on __, 202__. In the event of any conflict between these regulations and the Development Agreement, the terms of the Development Agreement shall control.

4. Development Standards by Planning Area:

Planning Area	Land Use	Acreage	% of Total Acres
Planning Area 1	WC	1.67	61.4%
Planning Area 2	OSP	0.62	22.8%
Planning Area 3	ROW	0.43	15.8%
TOTAL		2.72	100.0%

4.1 Planning Area 1 – Wellspring (WC)

- Intent
 - The intent of Planning Area 1-Wellspring is to provide space supportive of Wellspring Community operations including office space for staff, commercial food preparation, ceramics / art studio, educational program space, or residential units for both IDD and neurotypical residents.
- Primary Uses
 - Wellspring Office
 - Wellspring Associated Uses
 - Wellspring Residential (36 total units, maximum 18 neurotypical units)
- Accessory Uses
 - Overnight storage of Wellspring vans/buses up to maximum of 15 required for operations.
 - Storage sheds per Town of Castle Rock Municipal Code, as amended.
 - Outdoor events
 - Shall meet the Town of Castle Municipal Code, as amended and/or require a temporary use permit.
- Prohibited Uses
 - Daycare Center Facilities and/or Daily School type function not associated with Wellspring Community Programming.
 - Outdoor Storage
 - Outdoor Display of Merchandise
 - 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.
 - Overnight storage of merchandise is prohibited.
 - Use of recreational vehicles ("RVs")/campers.
 - Overnight parking of storage trailers more than (3) three nights.

4.2 Planning Area 2 – Open Space Private (OSP)

- Intent
 - 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.
- Primary Uses
 - Playgrounds
 - Picnic Areas
 - Outdoor recreation
 - Walking paths
 - Trails
 - Outdoor seating areas
 - Native undisturbed areas

4.3 Planning Area 3 – Public Right of Way (ROW)

- Intent
 - The intent of the Public Right of Way (ROW) use is to dedicate Right of Way to the Town of Castle Rock for future road widening.
- Primary Uses
 - Public Right of Way

5. Development Standards by Planning Area:

Development Standards	Planning Area		
	PA - 1	PA - 2	PA - 3
Use Type	Wellspring (WC)	Open Space Private (OSP)	Public Right of Way (ROW)
Minimum Lot Size	Set at time of SDP	NA	NA
Maximum Building Height	40 feet	40 feet	NA
Maximum Lot Coverage	Set at time of SDP	Set at time of SDP	NA
Minimum Front Setback	Set at time of SDP	Set at time of SDP	NA
Minimum Rear Setback	Set at time of SDP	Set at time of SDP	NA
Minimum Side Yard Setback	Set at time of SDP	Set at time of SDP	NA
Minimum Setback Adjacent to Wolfensberger ROW	15 feet	15 feet	NA
Minimum Setback Adjacent to Surrounding Open Space*	15 feet	15 feet	NA

*Castle Highlands Filing 2 3rd Amd - Tract B and Tract F, Castle Highlands Filing 2 Tract D.

6. Overall Project Standards

These PD Zoning Regulations shall not preclude the application of Town ordinances, including revisions to Municipal Code, which are of general application throughout the Town, unless such application would conflict with an express vested property right. The standard zoning requirements of the Town of Castle Rock Municipal Code and Technical Manuals including but not limited to off-street parking, development standards, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this Planned Development, except as modified by the following:

6.1 Lighting Standards:

All exterior lighting shall comply with the Town of Castle Rock Municipal Code illumination standards, as amended.

6.2 Fencing

The following requirements apply to new fencing:

- 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.
- Fences taller than 30 inches in height above the street flowline are prohibited in sight distance easements.
- Solid wood privacy fences are not permitted for lots that abut Open Space or are immediately adjacent to a road right-of-way.
- Barbed wire and chain link are not permitted fencing types within any Planning Area.

6.3 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:

Wellspring Office/Wellspring Associated Uses – 2 spaces provided per 1,000 square feet of gross area.
Wellspring Residential (ID/D Housing) – 1 guest space provided per 4 units.
Wellspring Residential (Neurotypical Housing) – 2 spaces provided per unit.

6.4 Landscaping

All landscaping shall be in conformance with the Town of Castle Rock Landscape and Irrigation Criteria Manuals, as amended.

6.5 Grading / Drainage

The grading/drainage of an individual lot or open space tract shall not vary from the approved Plat and Construction Documents - Grading Plan without written approval of the Owner, certification of the Owner's Engineer(s), and Town review and approval. Any unauthorized work performed will be required to be returned to the specified grade by the individual(s) or organization(s) that authorized the change without proper approval.

6.6 Town-Owned Property

No easements, grading, or other disturbance associated with development is permitted on Town owned property without written approval from the Town of Castle Rock.

6.7 Compliance with Skyline/Ridgeline Protection Regulations

All areas within PD Plan identified as within the Skyline/Ridgeline protection area as shown on the Town of Castle Rock District Map shall be in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.48, as amended.

6.8 Compliance with Residential/Nonresidential Interface Regulations

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.

6.9 Compliance with Dissimilar Residential Interface Regulations

All areas within PD Plan identified as within applicable Dissimilar Residential Interface development area as defined within Chapter 17.51 of the Castle Rock Municipal Code shall be in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.51, as amended.

6.10 Planning and Design Around Natural Features

- 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.
- Structures in sloping areas shall be designed to conform to the slope by means of stepped foundations, retaining walls or similar methods that will seek to minimize grading and site preparation.
- Grading shall be shaped to compliment the natural land forms.

- Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance. Where practical, clearing of vegetation within the right-of-way shall be feathered to create more natural appearing edges.

6.11 Signage

All signage shall be in conformance with the Town of Castle Rock Municipal Code, Title 19, as amended.

6.12 Retaining Walls

All retaining walls are to be constructed, or faced, with natural stone material, or equivalent (or equal as approved by the Town).

6.13 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.

6.14 Temporary Uses

All temporary uses shall be in conformance with the Town of Castle Rock Municipal Code, as amended.

6.15 Noise

All Town of Castle Rock noise restrictions apply and shall be in conformance with the Town of Castle Rock Municipal Code, as amended.

7. Wildfire Mitigation Plan:

The site is surrounded by a mix of developed land and vacant land with little to no trees or substantial vegetation. Presently, there is a small number of trees on the existing undeveloped site. The Colorado State Wildfire Risk Viewer displays the subject site as low-moderate burn probability and fire intensity scale. National Fire Protection Association measures approved by the Town of Castle Rock Fire Department shall be incorporated into the development with associated Site Development Plan/ Construction Document/ Technical Document submittals, as required.

8. Architectural Design Standards:

Architectural design elements shall comply with all Town approved Design documents.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:



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

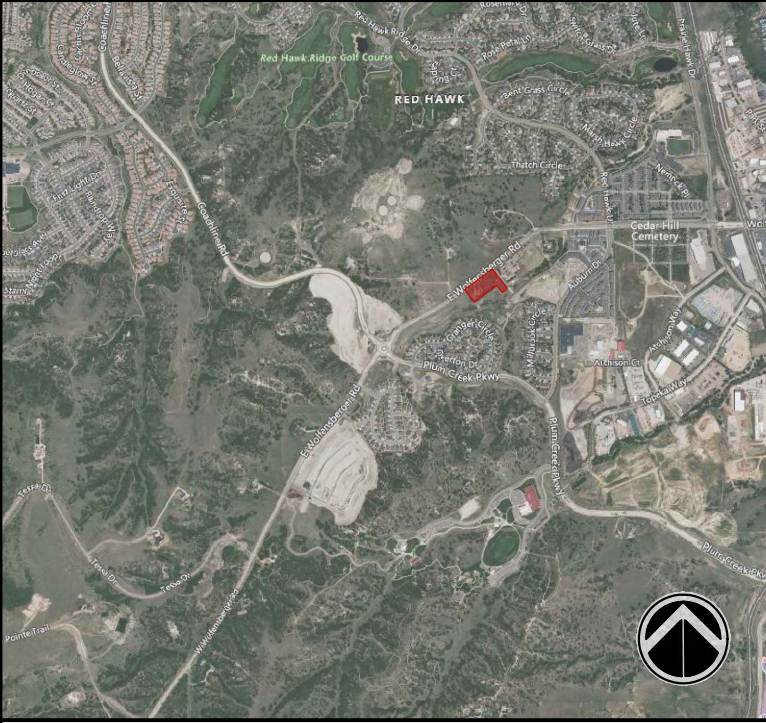
OWNER/DEVELOPER:

WELLSPRING COMMUNITY

826 PARK STREET #200
CASTLE ROCK, CO 80109
(303) 660-1955

APPROVAL:

VICINITY MAP:



PROJECT:

WELLSPRING COMMUNITY CENTER
PLANNED DEVELOPMENT PLAN
& ZONING REGULATIONS
TOWN OF CASTLE ROCK
OCTOBER 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	05/13/2024	SECOND SUBMITTAL	RAF
2	12/16/2024	THIRD SUBMITTAL	RAF
3	02/21/2025	FOURTH SUBMITTAL	RAF
4	07/09/2026	FIFTH SUBMITTAL	RAF
5	10/20/2026	SIXTH SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 22.1310.002

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SHEET TITLE:

PD ZONING
REGULATIONS

PD03

SHEET 03 OF 03

PLANNED DEVELOPMENT PLAN - WELLSPRING COMMUNITY
PDP23-0002