



LAND USE APPLICATION

PROJECT NAME: 826 Park Street Expansion / Unity on Wolfensberger

PROPERTY ADDRESS / GENERAL LOCATION: 200 Wolfensberger Rd. Castle Rock, CO

LEGAL DESCRIPTION: LOT 1 HH SUB 1ST AMENDMENT 1.98 AM/L

PROJECT DESCRIPTION: Expansion of Castle Oaks Church (located on 826 Park St.) and the conversion of the existing Quality Inn (located on 200 Wolfensberger Rd.) to market rate units and IDD housing.

STATE PARCEL NO. _____

PLEASE CHECK APPLICATION TYPE:

- | | | |
|--|--|--|
| ☐ AGREEMENT | ☐ PLAT | ☐ WIRELESS COMMUNICATION FACILITIES |
| ☐ ANNEXATION | ☐ PLAT CORRECTION | ☐ OTHER: _____ |
| ☐ CONSTRUCTION DOCUMENTS | ☐ SITE DEVELOPMENT PLAN | _____ |
| ☐ DOWNTOWN FAÇADE/VARIANCE | ☐ SITE DEVELOPMENT PLAN AMENDMENT | _____ |
| ☐ TESC (EROSION CONTROL) | ☐ SKETCH PLAN | _____ |
| ☐ LOT LINE ADJUSTMENT/VACATION | ☐ STRAIGHT ZONING | _____ |
| ☒ PLANNED DEVELOPMENT PLAN | ☐ TEMPORARY USE PERMIT | _____ |
| ☐ PLANNED DEVELOPMENT PLAN AMENDMENT | ☐ USE BY SPECIAL REVIEW | _____ |

SUMMARY DATA:

Current Zoning B
Acreage 1.98AC
Current Use Hotel
Pre-Application Meeting Date and Staff Member Name (if known)
10-13-2023 & 02.27.2024
Proposed Zoning PD

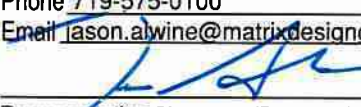
Proposed No. of Lots 1
Proposed No. of Dwelling Units or Buildings (if Commercial)
22 Market rate apts., 22 IDD Apartments
Proposed Building Sq.Ft. 31,414SF (Existing Hotel)
Additional Info. _____

PROPERTY OWNER INFORMATION:

Name Matt Call
Company DCP Ward LLC
Address 524 S. Tejon St.
Colorado Springs, CO 80903
Phone _____
Email _____

Property Owner Signature (Required) _____ Date _____

REPRESENTATIVE INFORMATION:

Name Jason Alwine / Jennifer Shagin
Company Matrix Design Group
Address 2435 Research Pkwy. Suite 300
Phone 719-575-0100
Email jason.alwine@matrixdesigngroup.com

Representative Signature (Required) _____ Date 7.1.24

Additional names and contact information to send project comments to (e.g., engineer, architect):

Name Jennifer Shagin
Company Matrix Design Group
Email jennifer.shagin@matrixdesigngroup.com

Name _____
Company _____
Email _____