

Neighborhood Meeting Summary

Application: Planned Development

Property Owner: Castle Oaks Evangelical Covenant Church Inc. and DCP Ward LLC

Meeting #: 2

Date/Time: Wednesday March 26, 2025, 6:00p.m. (Adjourned at 6:30p.m.)

Meeting Location: Castle Oaks Church

Councilmember District: Councilmember Davis

Applicant's Proposal:

Castle Oaks Evangelical Covenant Church, Wellspring Community, and Unity on Wolfensberger are proposing to rezone the Castle Oaks Evangelical Covenant Church and existing Quality Inn site to a new PD Zoning. These two properties are located at 200 Wolfensberger and 826 Park Street.

Attendees

Applicant Representatives:

Nicole DeVries, Wellspring Community
Mark Haverkate, Unity on Wolfensberger
Dianna McKeever, Castle Oaks Church
Ross Friend, Matrix Design Group

Public Attendees:

9 In-person Attendee:

0 Online/Phone Attendees

Town Staff Attendees:

BrieAnna Simon, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant provided a summary of the proposed zoning and uses in each planning area. The applicant showed where each planning area boundary and future lot lines for each property will be located.

Questions Presented to Applicant:

Q: How many rooms will be in the new multi-family building?

A: The applicant stated the proposed zoning allows for 24 units in the multi-family building. Wellspring will own four units and the first floor will be used for Wellspring programming, offices and classrooms.

Q: In the new multi-family building are all the units accounted for and of these residents are they a part of the Wellspring programs?

A: The applicant stated the proposed multi-family building units are fully accounted for and there is a waitlist. All of these future residents are a part of the Wellspring programs or on the waitlist to be part of the Wellspring programs.

Q: In the new multi-family building what types of units will this building have? Are two-bedroom unit types still being discussed?

A: The applicant stated the current plan is for units to be a mix of studio and one-bedroom apartments. The interest in two-bedroom units is low. Therefore, there may only be one or two two-bedroom units available.

Q: How often do parents visit the existing IDD housing facility next door?

A: The applicant stated parents visit daily or often. Each individual's transition to living on their own is unique for both the parents and the individual.

Q: When residents move into the building will they have access to transportation?

A: The applicant stated the residential portion of Wellspring programming will have access to transportation.