

Neighborhood Meeting Summary

Application: Meadows Medical PDP – Proposed Rezoning

Property Owner: New Hope Presbyterian Church

Meeting #: 2

Date/Time: September 15, 2025, 6:00p.m. (Adjourned at 6:20p.m.)

Meeting Location: Coff33 Coffee Bar

Councilmember District: Councilmember Bracken

Applicant's Proposal:

The property owner is proposing to rezone and subdivide the New Hope Presbyterian Church property, located at 3737 New Hope Way in the Meadows Filing 21, at the southwest corner of Meadows Boulevard and Prairie Hawk Drive. The existing lot is zoned partially under the Meadows PD 3rd Amendment and partially under the Meadows PD, 4th Amendment. The proposal is to bring the lot into zoning compliance by creating a planned development zone. The future intention is to subdivide the existing church lot in order to create a new 1.5-acre lot west of the church building for the development of a medical and professional office building.

Attendees

Applicant Representatives:

Calvin Andrews, Dormie Capital Partners

Troy Coats, Dormie Capital Partners

Gregg Macaluso, New Hope Presbyterian Church

Public Attendees:

5 In-person Attendee:

1 Online/Phone Attendees

Town Staff Attendees:

BrieAnna Grandy, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant gave a summary on the history of the existing zoning and current split zoning on the property. The applicant provided a summary on the existing approved zoning for each zone district, including the allowed uses and maximum heights. The applicant then provided a summary of the proposed new zoning, allowed uses, maximum height and landscape setbacks.

Questions Presented to Applicant:

Q: Will a hospital be located on this site?

A: The applicant stated a hospital is not a permitted use being proposed in the zoning.

Q: Do you have a rendering showing the proposed height of the new medical office building compared to the existing church?

A: The applicant stated they do not have a rendering at this time as this project is in the zoning phase. A rendering could potentially be provided at the next neighborhood meeting. The project will have future neighborhood meetings for the Site Development Plan phase when a building is being proposed.

Q: Will the proposed medical building use the existing church parking lot?

A: The applicant stated the medical office building will provide additional parking on the property but the existing parking lot will remain.

Q: Where will the proposed access points be located for the future development?

A: The applicant stated the existing access points will stay where they are located on New Hope Way. No new access points are being proposed.

Q: Is there a Traffic Impact Analysis? Will the level of traffic impact increase?

A: The applicant stated a full traffic study has been submitted to the Town as part of this process. Due to the size of the proposed medical office building the additional traffic impact is minimal.

Q: What is the anticipated timing of future development on the site?

A: The applicant stated they anticipate the rezoning going through public hearings early next year. Then the project will need to go through the Site Development Plan process. This could result construction in 2027.

Q: Comments/concerns from residents:

- Appreciate the church has been looking for additional financial looking opportunities.
- Appreciate changes were made from the previous neighborhood meeting to reduce the height of the building.
- Appreciate the proposed medical office building has been reduced in size.