



April 16, 2025

## **ST FRANCIS ASSISSI CHURCH – PROPOSED PLANNED DEVELOPMENT**

### **Project Narrative for Planned Development (PD)**

#### **PROPERTY OWNER/ APPLICANT INFORMATION**

The Diocese of Colorado Springs owns a parcel of land in unincorporated Douglas County, adjacent to the Town of Castle Rock. The address is 2746 5<sup>th</sup> Street. The Diocese is the applicant as represented by Father Mark Zacker of St. Francis Assisi. The applicant is further represented by Roth Lang Engineering Group, LLC a civil engineering consulting firm.

#### **OVERALL PROPOSED DEVELOPMENT PLAN**

St. Francis of Assisi Catholic Church (the Church) is proceeding through the annexation process into the Town of Castle Rock. The annexation has received findings of substantial compliance with statutory requirements following two public hearings before the Town Council.

This phase of the project establishes zoning regulations through a Planned Development (PD) zoning designation. The proposed PD includes land uses designated for church use, private open space, and public right-of-way dedication. A portion of the Church property has been dedicated as right-of-way along Fifth Street in coordination with the Town of Castle Rock Fifth Street Improvement project, adjacent to the northern boundary of the property.

As part of the annexation, the property will connect to the Town's sanitary sewer system within Fifth Street via a privately funded on-site sewer extension. The Church is currently served by the Town of Castle Rock water system and is connected to the Town's storm sewer system located within Fifth Street.

#### **COMPLIANCE**

No changes are proposed to the existing use, layout, or function of the church site. Following annexation, the property will continue to operate as an established church use and will be governed by the zoning regulations set forth in the St. Francis of Assisi Planned Development zoning document.

The proposed annexation and Planned Development designation are consistent with applicable Town of Castle Rock guiding documents, including the 2030 Comprehensive Master Plan.

#### **2030 Comprehensive Master Plan:**

The Master Plan is based on "Four Cornerstones"

Distinct Town Identity • Responsible Growth • Community Services • Thriving Economy

The Four Cornerstones reflect Castle Rock's key focus areas and serve as the organizing framework for the Comprehensive Master Plan. To effectively support the community's vision, the principles and policies noted in the Four Cornerstones should be held in balance as part of day-to-day decision-making.

The 2030 Comprehensive Master Plan is organized around four guiding cornerstones:

- **Distinct Town Identity**
- **Responsible Growth**
- **Community Services**
- **Thriving Economy**

These cornerstones serve as the framework for land use and policy decisions within the Town of Castle Rock.

### **Distinct Town Identity**

The annexation of St. Francis of Assisi Catholic Church incorporates an existing community institution into the Town boundary. The church use will remain unchanged, and the property will continue to support community gatherings and activities consistent with its longstanding role. This is consistent with Comprehensive Master Plan Principle ID-3.2 related to cultural and community-oriented uses.

### **Responsible Growth**

The annexation aligns with Responsible Growth principles by incorporating an existing, fully developed property into the Town in a fiscally and environmentally responsible manner. The site contributes to a cohesive mix of land uses in the surrounding area and meets the needs of nearby residential neighborhoods.

The annexation consists solely of a municipal boundary adjustment and does not involve new development or expansion of facilities. Acceptance of the Planned Development zoning and associated design guidelines will allow the property to continue operating in its existing condition.

Consistent with Comprehensive Master Plan Principle RG-2.1(d), no new public roads, parking areas, or on-site amenities are proposed. With the exception of the sanitary sewer connection, which will be fully funded by the Church, the annexation does not increase demand on Town infrastructure systems. The Church will pay all costs associated with sanitary sewer extension and ongoing service and treatment.

In alignment with RG-3.1 this use provides for a mix of uses in this area and adds to the services available in residential areas by providing amenities that are centered on spiritual well being. The St. Francis of Assisi PD represents an existing institution that is moving into the Castle Rock Community by boundary line movements only. The Annexation will envelop an existing developed piece of land and will, by the acceptance of the proposed Design Guidelines and plan, continue to operate as it always has- a Church. The use will continue to offer a lifestyle option that is desirable and sought after for many including families and individuals alike.

## **INFRASTRUCTURE**

St. Francis of Assisi Catholic Church has operated at this location for several decades. The Planned Development zoning regulations are intended to preserve the existing use of the site following annexation.

No changes are proposed that would result in additional impacts to transportation, drainage, or water infrastructure. Traffic generation is not expected to increase, as there is no expansion proposed for the sanctuary, parking facilities, or site improvements. The property contains an existing detention and water quality facility sized to accommodate current impervious areas and remains connected to the Town's water system.

*LOT 5- CROWN POINT F# 1, 6<sup>TH</sup> AMENDMENT*  
*Project Narrative*

The sanitary sewer connection will be completed through a privately funded extension to the Town system. The extension will be coordinated with the Fifth Street improvement project, and no costs associated with the sewer extension will be borne by the Town.

## IMPACTS

St. Francis of Assisi Catholic Church has operated at this location for several decades. The Planned Development zoning regulations are intended to preserve the existing use of the site following annexation.

No changes are proposed that would result in additional impacts to transportation, drainage, or water infrastructure. Traffic generation is not expected to increase, as there is no expansion proposed for the sanctuary, parking facilities, or site improvements. The property contains an existing detention and water quality facility sized to accommodate current impervious areas and remains connected to the Town's water system.

The sanitary sewer connection will be completed through a privately funded extension to the Town system. The extension will be coordinated with the Fifth Street improvement project, and no costs associated with the sewer extension will be borne by the Town.

## PHASING

No development activity is proposed. Therefore, no phasing plan is required.