
PROJECT NARRATIVE
826 Park Street (aka Castle Oaks Church)
SITE DEVELOPMENT PLAN (SDP)

826 Park Street project is proposing an SDP for the existing Castle Oaks Church site. The site is currently zoned PD. The intent of the site development plan is for site improvements including additional parking, circulation and pedestrian improvements, relocated dumpster, a playground addition, a cooler addition, and a concrete fellowship/gathering area outside the main Church doors.

The existing Castle Oaks Evangelical Covenant Church is located on 1.53-AC in the SW corner of 8th Street and Park Street. The existing building is a two-story building with an approximate size of 13,660SF. This parcel is zoned PD and is plated and addressed at 826 Park Street. The current use is Place of Worship (Church-Sanctuaries), no change of use requested.

Site Development Plan

The existing 826 Park Street (Castle Oaks Church) building will not be expanded except for a small cooler addition at the rear of the building. Site improvements include additional parking, circulation and pedestrian improvements, relocated dumpster, a playground addition, a cooler addition, and a concrete fellowship/gathering area outside the main Church doors.

Compliance

The site development plan is in compliance with the Vision 2030, 2030 Comprehensive Master Plan, zoning codes, general design principal, technical manuals and is supportive of outstanding Community Service and Responsible Growth.

The site development plan complies with the Vision cornerstones of Responsible Growth and Community Services as the project is a proposed site improvement and expansion of the existing parking area.

As an infill site, the SDP fulfils the Comprehensive Plan infill strategies and future land use map which identifies the site(s) as mixed-use. The proposed site development modifications will comply with all current and amended Town of Castle Rock zoning codes, general design principles and technical manuals.

Impacts

Overall impacts to the site are anticipated to be minimal. The site is infill with uses such as Business/Commercial and manufactured home immediately adjacent. The site is currently served by Town of Castle Rock utilities.

Impacts of the site improvements are expected to be minimal. Vehicle and pedestrian circulation improvements are proposed as well as increased parking. Overall traffic to the site will be equal to current conditions since the Church is not currently expanding the building footprint. No changes to the existing building are proposed except the addition of a cooler at the rear of the building.

Land Suitability Analysis impacts of the project are anticipated to be minimal or none. The site is infill and has been developed for many years. Presently, there is minimal vegetative cover (landscape and native grass only), and no wildlife habitat/migration or wildfire mitigation zones.

Infrastructure

The site is presently served by the Town of Castle Rock. The site is located in the Town of Castle Rock's yellow pressure zone. No sewer or water changes or additions are proposed. The capacity of the existing water and sewer lines to serve the Church are further analyzed in the Preliminary Utility Report included with this SDP application. An existing access along Eighth Street serves as the Primary access to the Church and the additional access point along Eight Street that serves 200 Wolfensberger Road (Unity on Wolfensberger) will now be linked to the Church site for better traffic circulation. The proposed changes will not have any adverse impact on the transportation network. A Phase II drainage report and Preliminary Utility Report have been included with the submittal.

Phasing

The project will be constructed in two phases.

Variances

None requested.