



March 19, 2026

Development Services Department
Town of Castle Rock
100 N. Wilcox Street
Castle Rock, Colorado 80104

RE: Plum Creek Community Church
Phase III – Addition & Renovation
960 South Interstate 25
Castle Rock, Colorado 80104

PROJECT NARRATIVE

Compliance

The Addition and Renovation at Plum Creek Church endeavors to comply with the Town of Castle Rock's Vision 2030 program and Comprehensive Master Plan by meeting portions of the Four Cornerstones as outlined below:



Distinct Town Identity

As a smaller church facility of 1,100 seats, the church values the tradition of maintaining a small-town character within the community. It plays a unique and welcoming role as a place for family-friendly activities that will be further enhanced by the expansion of the children's facilities. The new addition offers strong and compatible architectural character to the existing facility which won the 2014 Design Award for a commercial remodel under the Vision 2020 Cornerstone.

Responsible Growth

The church aims to meet the short and long-term needs of the community by developing within reasonable limits of previously approved phasing plans. This addition is sensitive to the scale and character of the existing facility, as well as to the surrounding developments. It also protects and conserves the areas of open space that are directly adjacent the property.

Community Services

The church offers superior facilities and levels of customer service with programs that encourage the community to work in conjunction with other public services to promote the general health,

safety and welfare of the community. The interior expansion of the auditorium and exterior addition to offices and lobby will increase the ability of the church to offer outstanding education and human services to the population. The project also aims to achieve the efficient and high-quality management of water resources.

Thriving Economy

Churches play a unique role in helping to create and sustain a self-sufficient community where people long to work, live and play that is often unquantifiable fiscally. With a combination of strong community relationships and intimate local knowledge, churches often understand their communities' needs and the best ways to meet them. They encourage partnerships and collaboration within the region that seek to advance a prosperous and robust community.

As an existing church facility that was redeveloped in 2012, the property fell within the zoning codes, general design principles, and technical manuals of Vision 2020 Cornerstone. We do not seek a change of use and feel the new development compliments the existing property, surrounding developments and aligns with the Town of Castle Rock's Vision 2030 program and Comprehensive Master Plan.

Impacts

This development seeks to benefit both the church and the adjacent World Compass Academy to the north. Currently, the church's attendance has outgrown the current facility, and they have had to add another service. This project will help reduce the impact of this growth by expanding the facility, both internally and externally, and adding additional parking spaces and site enhancements. Both properties also have Reciprocal Access and Parking Easement Agreement that benefits both parties with an additional access point and additional parking.

Infrastructure

This development impacts existing infrastructure minimally. With the increased seating in auditorium, we are adding 91 parking spaces which creates 86 additional trip-ends on a Sunday as stated in the Letter of Conformance dated March 11, 2026 that references the Traffic Impact Study from March 2012. We have also revised assumptions made in the Traffic Impact Study that stated the church would operate a day care facility. The church has never taken on that endeavor and does not plan to. Thus, no additional access or widening of roadways is required. The first phase of construction accounted for the future phasing of the site. Minor realignments of existing waterlines, wastewater, electric and gas services will be required to accommodate the new addition. The existing on-site stormwater facilities can accommodate this new development. To accommodate the expanded parking lot, the existing drainage easement consisting of natural swales that run along the south side of the site, from west to east, will be vacated and a new culvert installed beneath the new parking lot spaces.

Variances

The church had formerly requested a waiver to the required number of parking spaces for future phasing in a letter dated March 12, 2012 during the Use by Special Review Site Plan USR12-0001. As shown on the cover sheet of the current SDP Amendment Site Plan Documents, the provided 369 parking spaces for the proposed development falls 105 spaces short of the required 474 spaces based on proposed land use. The church has a Reciprocal Access and Parking Easement Agreement dated July 29, 2015 and recorded August 13, 2015 at Reference Number 2015057733 in the real property records of Douglas County, Colorado. This document grants joint use of parking spaces and the drive aisle between the church and World Compass Academy. Peak parking times between the church and the school are

not during concurrent days or times. Peak church use is typically on Sunday morning and peak school use is Monday through Friday during the day. The school had over 116 parking spaces during their first phase when this agreement was signed. An additional 51 spaces have been added since that time and the church is currently working with the school in seeking to add another 41 spaces to their lot. If all goes well at each site, a new Reciprocal Access and Parking Easement Agreement will be ratified. In conclusion, we feel we have done as much as practical to address the parking requirements for this development. The church has little desire to be under-parked and desires to work with the Town of Castle Rock in seeking a solution.

If you have any questions, please do not hesitate to call.

Thanks,

A handwritten signature in black ink that reads "Joey L. Hoppe". The signature is written in a cursive, flowing style.

Joey Hoppe

Project Manager

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