

GENERAL NOTES:

- 1. THE PURPOSE OF THIS AMENDMENT IS TO DEFINE USES OF THE PLANNED DEVELOPMENT PLAN AREA.
2. THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
3. THIS SITE LIES WITHIN FEMA FLOOD ZONE X PER MAP 08039C0188Q DATED 03/16/2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
4. THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS. INTERFACE AREAS MUST ADHERE TO CHAPTER 17.50 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
5. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
6. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
7. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

826 PARK STREET EXPANSION AND 200 WOLFENSBERGER ROAD

PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS

LOT 1, HH SUDIVISION 1ST AMENDMENT AND LOT 4, CASTLE PARK WEST 1ST AMENDMENT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT TEAM

Applicant: Jason Alwine, PLA Matrix Design Group
Owner/Developer: Nicole DeVries Wellspring Community
Owner: Matt Call DCP Ward LLC
Lienholder: National Covenant Properties
Civil: Jeff Odor Matrix Design Group
Landscape Architect: Jason Alwine, PLA
Survey: Alexander Aguilar, PLS
Architect: Steve Greco

CONSULTANTS:

Matrix logo and contact information for Matrix Design Group, Wellspring Community, and Castle Oaks Covenant Church.

APPROVAL:

VICINITY MAP showing the project location on a street grid.

PROJECT: 826 PARK ST. EXPANSION AND 200 WOLFENSBERGER ROAD PLANNED DEVELOPMENT PLAN TOWN OF CASTLE ROCK APRIL 29, 2025

REVISION HISTORY table with columns for NO, DATE, DESCRIPTION, and BY.

DRAWING INFORMATION: PROJECT NO. 24.1310.005, DRAWN BY: WCG, CHECKED BY: JS, APPROVED BY: RAF, SHEET TITLE:

COVER SHEET TS01 SHEET 01 OF 03

LEGAL DESCRIPTION:

PARCEL 1: LOT 1, HH SUDIVISION - FIRST AMENDMENT 1.98AC
PARCEL 2: LOT 4 CASTLE PARK WEST 1ST AMD 0.946 AM/L

PD ZONING COMPARISON CHART

Table comparing Zoning and Planned Development (PD) standards for PA-1, PA-2, and PA-3 across various metrics like Maximum Dwelling Units, Minimum Lot Size, etc.

\*24 maximum units within Planning Area 1. Of these units a maximum of 12 units will be used for multi-family. All remaining units will be utilized by ID/D housing units.

\*\*Not exempt from all current interface requirements, as amended. (Parking setback at southern boundary: existing parking can remain as is at 12-foot. All new improvements are required to meet the Town's current interface requirements, as amended).

LAND USE SUMMARY:

Table with columns for PLANNING AREA, LAND USE, ACRES, and % OF PROPERTY.

LAND USE:

CURRENT ZONING: I-1 (LIGHT INDUSTRIAL) AND B (BUSINESS)
PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
CURRENT LAND USE: PLACE OF WORSHIP, HOTEL
PROPOSED LAND USE: PLACE OF WORSHIP (POW), MULTIFAMILY HOUSING (MF), HOUSING FOR ADULTS WITH INTELLECTUAL AND DEVELOPMENTAL DISABILITIES (IDID), OFFICES AND DAY PROGRAMS SERVING THE ID/D RESIDENTS (ID/D-O), PUBLIC RIGHT OF WAY (ROW)

SURVEYOR'S CERTIFICATE

I, ALEXANDER AGUILAR, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

ALEXANDER AGUILAR, PLS 38858 DATE

OWNERSHIP CERTIFICATION

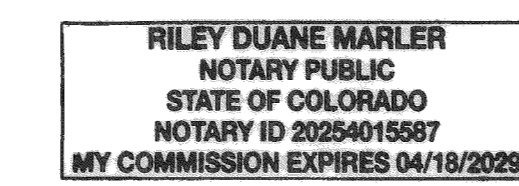
AS TO LOT 4, CASTLE PART WEST 1ST AMENDMENT, THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

Dianna Lynn McKeever
CASTLE OAKS EVANGELICAL COVENANT CHURCH, A COLORADO NONPROFIT CORPORATION

SIGNED THIS 3 DAY OF June, 2025
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF June, 2025 BY Dianna McKeever

WITNESS MY HAND AND OFFICIAL SEAL: Riley Duane Marler



LIENHOLDER SUBORDINATION CERTIFICATE

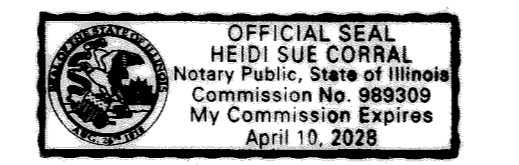
AS TO LOT 4, CASTLE PART WEST 1ST AMENDMENT, THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED APRIL 30, 2013 AT RECEPTION NO. 2012031679 AND THE INSTRUMENT RECORDED FEBRUARY 19, 2013 AT RECEPTION NO. 2013014318.

Robert M. Hull - VICE PRESIDENT
NATIONAL COVENANT PROPERTIES

SIGNED THIS 9th DAY OF June, 2025
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF June, 2025 BY Robert M. Hull

WITNESS MY HAND AND OFFICIAL SEAL: Heidi Sue Corral



OWNERSHIP CERTIFICATION

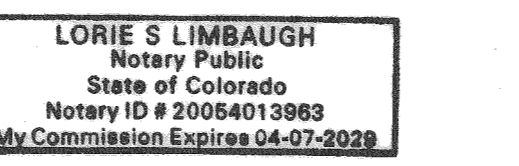
AS TO LOT 1, HH SUDIVISION 1ST AMENDMENT, THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

DCP WARD LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS 5 DAY OF June, 2025
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF June, 2025 BY Matt Call

WITNESS MY HAND AND OFFICIAL SEAL: Lorie S Limbaugh



LIENHOLDER SUBORDINATION CERTIFICATE

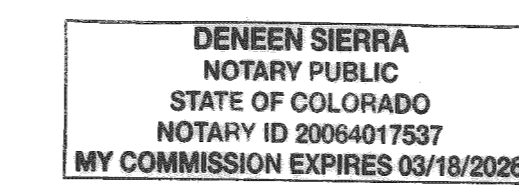
AS TO LOT 1, HH SUDIVISION 1ST AMENDMENT, THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED JULY 3, 2022 AT RECEPTION NO. 2022046720, January 13, 2025 at Reception No. 2025001423.

Peter F.C. Armstrong Jr.
INDEPENDENT BANK, A TEXAS STATE-CHARTERED BANKING CORPORATION, BANK OF COLORADO

SIGNED THIS 5 DAY OF June, 2025
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF June, 2025 BY Peter F.C. Armstrong Jr.

WITNESS MY HAND AND OFFICIAL SEAL: Deneen Sierra



TITLE CERTIFICATION

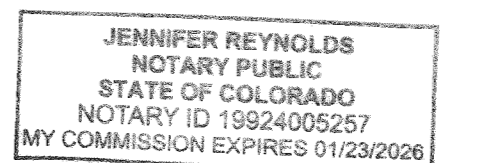
Adam Bauer
I, SHANDA GRAY, AN AUTHORIZED REPRESENTATIVE OF CANYON TITLE, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP.

SHANDA GRAY Adam Bauer

SIGNED THIS 17th DAY OF June, 2025

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF June, 2025 BY Adam Bauer

WITNESS MY HAND AND OFFICIAL SEAL: Jennifer Reynolds



TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 10 DAY OF May, 2025.

Mayor: [Signature] DATE: 5-15-2025

ATTEST: [Signature] DATE: 7-15-2025



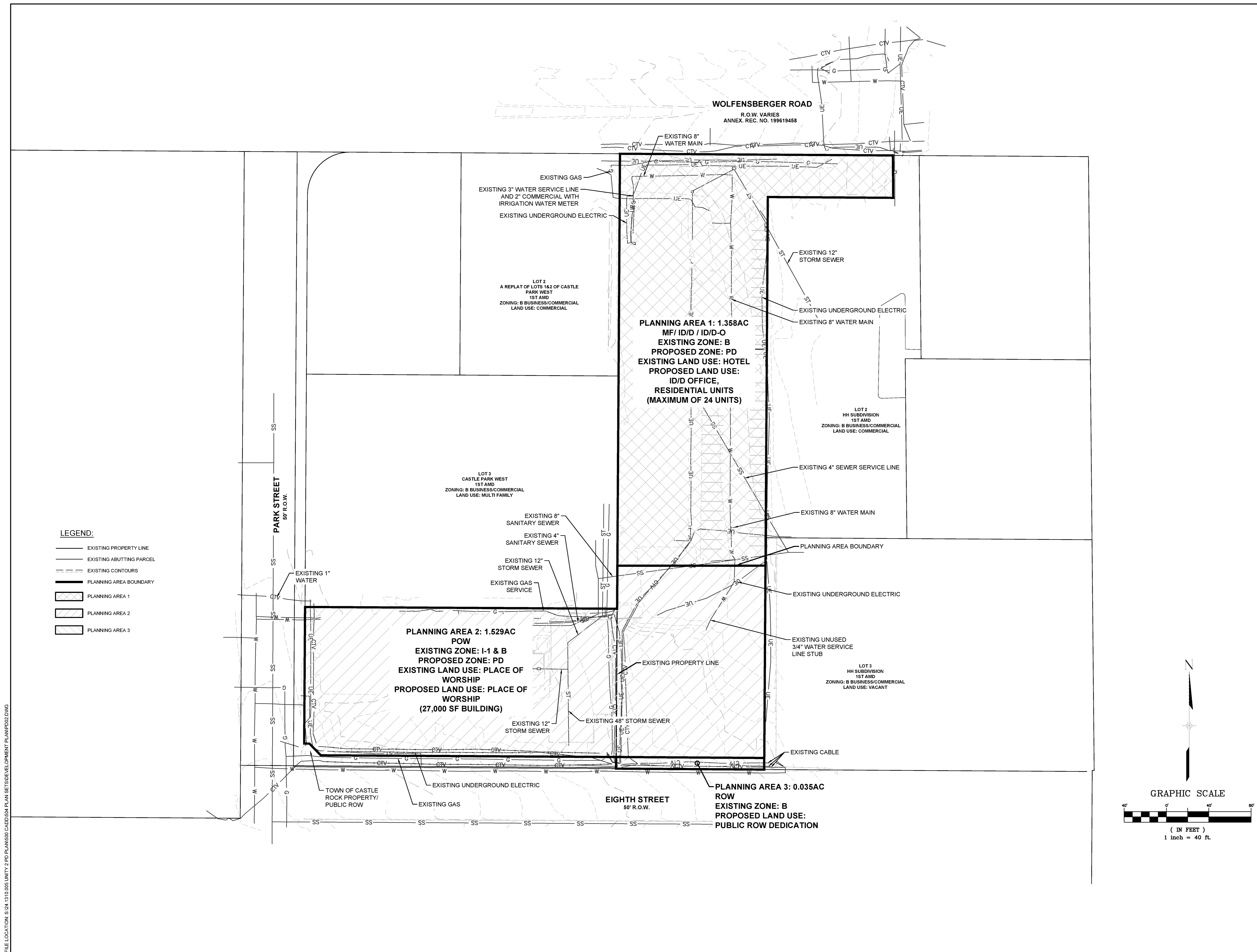
PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 24 DAY OF April, 2025.

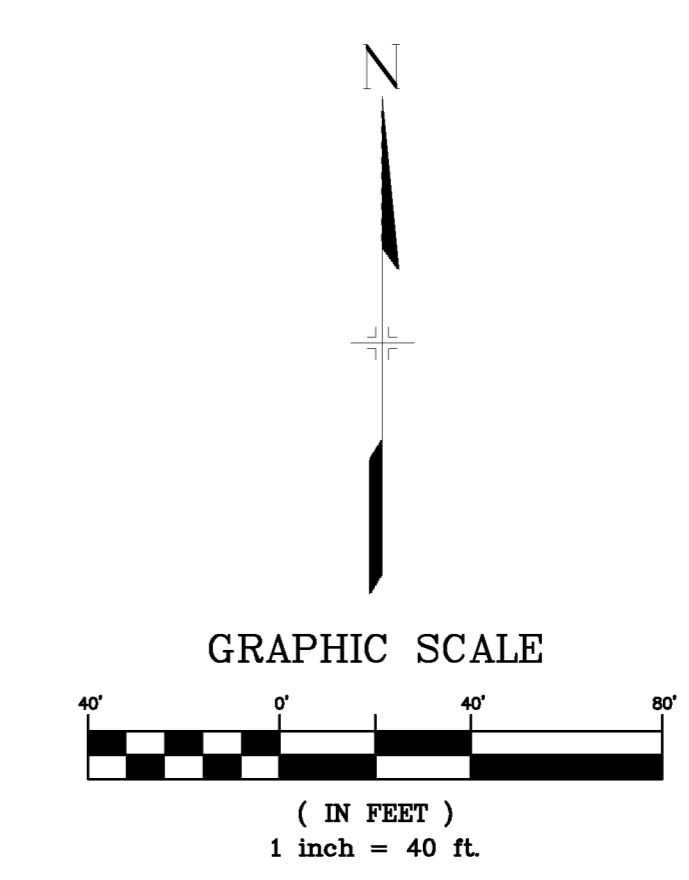
Chair: [Signature] DATE: 7/3/2025

ATTEST: [Signature] DATE: 7/17/2025

Sheet List Table with columns for Sheet Number, Sheet Title, and Sheet Description.



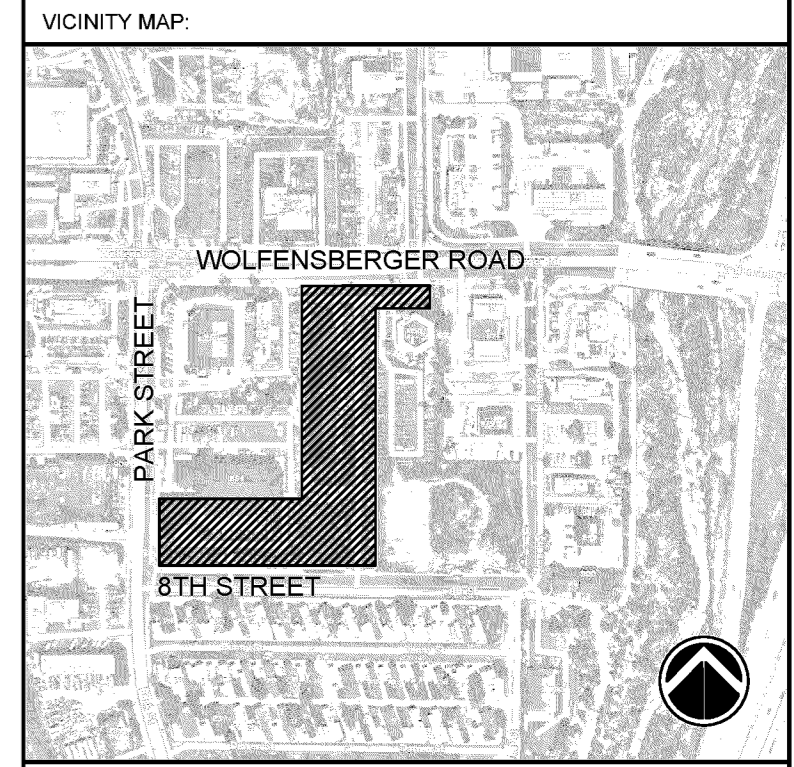
- LEGEND:**
- EXISTING PROPERTY LINE
  - EXISTING ABUTTING PARCEL
  - - - EXISTING CONTOURS
  - PLANNING AREA BOUNDARY
  - ▨ PLANNING AREA 1
  - ▨ PLANNING AREA 2
  - ▨ PLANNING AREA 3



CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:  
**WELLSpring COMMUNITY**  
826 PARK STREET #200  
CASTLE ROCK, CO 80109  
(303) 660-1935  
**CASTLE OAKS COVENANT CHURCH**  
826 PARK STREET  
CASTLE ROCK, CO 80109  
(303) 668-4060

APPROVAL:



PROJECT:  
**826 PARK ST. EXPANSION AND  
200 WOLFENSBERGER ROAD  
PLANNED DEVELOPMENT PLAN  
TOWN OF CASTLE ROCK  
APRIL 29, 2025**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	12/12/2024	REVISED PER TOWN REVIEW COMMENTS	KM
2	01/30/2025	REVISED PER TOWN REVIEW COMMENTS	RAF
3	02/13/2025	REVISED PER TOWN REVIEW COMMENTS	RAF

DRAWING INFORMATION:  
PROJECT NO: 24.1310.005  
DRAWN BY: WCG  
CHECKED BY: JS  
APPROVED BY: RAF  
SHEET TITLE:

**PD PLAN**

**PD02**

**SHEET 02 OF 03**

826 PARK STREET EXPANSION AND 200 WOLFENSBERGER ROAD  
PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS  
TOWN OF CASTLE ROCK PROJECT NO.: PDP24-0024

FILE LOCATION: S:\24\_1310\005\UNITY 2 PD PLANS\800 CAD\DISK PLAN SETS\DEVELOPMENT PLAN\PD02.DWG

1. Definitions:

Definitions not listed within the 826 Park St. Expansion and 200 Wolfensberger Road Planned Development (PD) shall defer to the Town of Castle Rock Municipal Code, as amended.

- 1.1 Place of worship (Church) related educational facilities
1.2 Place of worship (Church) related functions
1.3 Classroom
1.4 Commercial Kitchen/Bakery
1.5 Community Room / Amenities
1.6 ID/D
1.7 ID/Office
1.8 Indoor Storage
1.9 Multi-family (MF)
1.10 Multipurpose Rooms
1.11 Nursery
1.12 Outdoor Storage
1.13 Overnight Parking
1.14 Short Term Rental
1.15 Site
1.16 Stormwater Management
1.17 Wellspring Community Programming
1.18 200 Wolfensberger Road

2. General Provisions:

- 2.1 Purpose:
A. Statement of Purpose
B. Application
C. Maximum Level of Development
2.2 Authority
A. Authority
B. Relationship to Town of Castle Rock Regulations
C. Maximum Level of Development

2.3 Control Provisions

- A. Planning Area Boundaries
B. Amendments to the PD Plan and PD Zoning Regulations
C. Road Alignments
D. Phasing
E. Severability of Provisions

3. Development Standards by Planning Area:

Table with 4 columns: Planning Area, Land Use, Acreage, % of Total Acres. Rows for Planning Area 1, 2, 3, and TOTAL.

3.1 Planning Area 1 - Multi-family Housing (MF) / ID/D Housing (ID/D) / ID/D Office (ID/D-O)

- a. Intent
b. Primary Uses
c. Accessory Uses
d. Prohibited Uses

3.2 Planning Area 2 - Place of Worship (POW)

- a. Intent
b. Primary Uses
c. Accessory Uses
d. Prohibited Uses

- vi. Permanent or temporary living quarters.
vii. Outdoor broadcast of weekly church services with amplified sound.
viii. Any other use not listed in the primary or accessory uses.

3.3 Planning Area 3 - Public Right of Way (ROW)

- a. Intent
b. Primary Uses

4. Development Standards by Planning Area:

Table with 4 columns: Development Standards, PA - 1, PA - 2, PA - 3. Rows for Use Type, Maximum Dwelling Units, Minimum Lot Size, etc.

\*24 maximum units within Planning Area 1. Of these units a maximum of 12 units will be used for multi-family. All remaining units will be utilized by ID/D housing units.
\*\*Not exempt from all current interface requirements, as amended.

5. Overall Project Standards

- 5.1 Lighting Standards:
5.2 Fencing
5.3 Off Street Parking
5.4 Landscaping
5.5 Grading / Drainage
5.6 Town-Owned Property
5.7 Compliance with Skyline/Ridgeline Protection Regulations
5.8 Compliance with Residential/Nonresidential Interface Regulations

The southern boundary of the PD Plan is identified as within applicable Residential/Nonresidential Interface development area as defined within Chapter 17.50 of the Castle Rock Municipal Code, as amended.

5.9 Compliance with Dissimilar Residential Interface Regulations All areas within PD Plan identified as within applicable Dissimilar Residential Interface development area as defined within Chapter 17.51 of the Castle Rock Municipal Code shall be in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.51, as amended.

5.10 Planning and Design Around Natural Features

- A. Design and construction of any lot or structure shall consider the relationship of roads and buildings to existing slope grades and drainage-ways and shall achieve a fit with the landscape that is not intrusive.
B. Structures in sloping areas shall be designed to conform to the slope by means of stepped foundations, retaining walls or similar methods that will seek to minimize grading and site preparation.
C. Grading shall be shaped to complement the natural land forms.
D. Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance.

5.11 Signage

All signage shall be in conformance with the Town of Castle Rock Municipal Code, Title 19, as amended.

5.12 Retaining Walls

All retaining walls are to be constructed, or faced, with natural stone material, or equivalent (or equal as approved by the Town).

5.13 Outdoor Events

All Town of Castle Rock special event regulations apply and shall be in conformance with the Town of Castle Rock Municipal Code, as amended.

5.14 Temporary Uses

All temporary uses shall be in conformance with the Town of Castle Rock Municipal Code, as amended.

5.15 Noise

All Town of Castle Rock noise restrictions apply and shall be in conformance with the Town of Castle Rock Municipal Code, as amended.

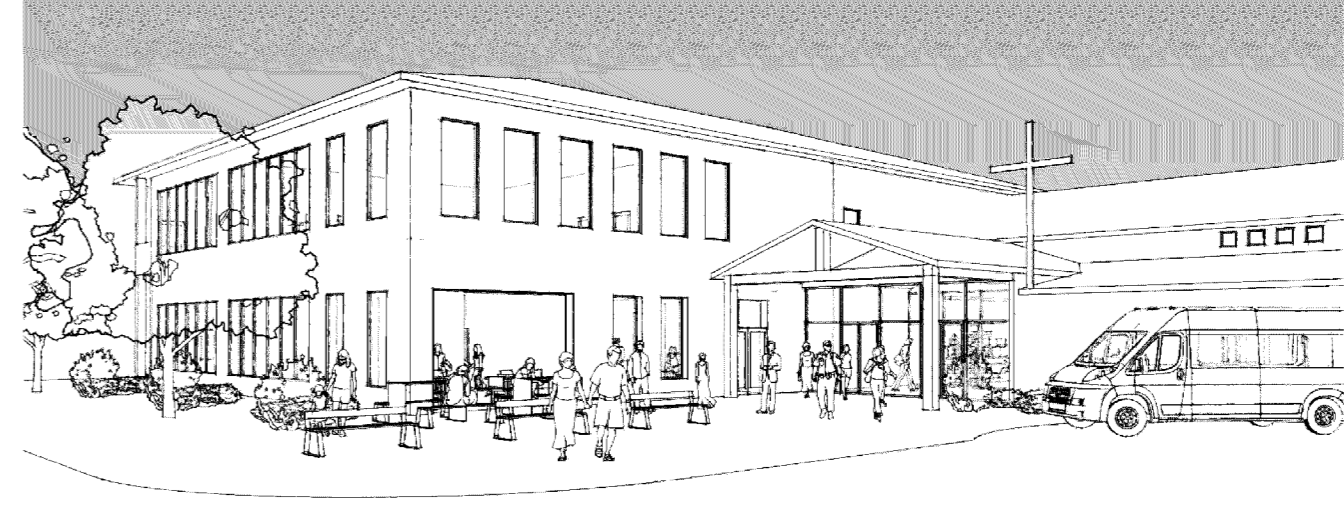
6. Wildfire Mitigation Plan:

The site is infill and has been developed for many years. Presently, there is no vegetative cover (landscaping only) and no wildfire mitigation zones.

7. Architectural Design Standards:

See attached rendering for proposed Architectural Design Standards, but not limited to, on the Castle Oaks Church. The 200 Wolfensberger Road building will remain, the photo below is a representation of, but not limited to potential elements and enhancements to the existing building.

Proposed 826 Park Street Expansion (Castle Oaks Church) rendering



Existing 200 Wolfensberger building



CONSULTANTS: Matrix
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER
2435 RESEARCH PARKWAY, SUITE 300
COLGRADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208
OWNER/DEVELOPER: WELLSPRING COMMUNITY
826 PARK STREET #200
CASTLE ROCK, CO 80109
(303) 660-1935
CASTLE OAKS COVENANT CHURCH
826 PARK STREET
CASTLE ROCK, CO 80109
(303) 668-4060
APPROVAL:
VICINITY MAP:
PROJECT: 826 PARK ST. EXPANSION AND 200 WOLFENSBERGER ROAD PLANNED DEVELOPMENT PLAN TOWN OF CASTLE ROCK APRIL 29, 2025
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DRAWN BY: WCG
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SHEET TITLE: ZONING REGULATIONS PD03 SHEET 03 OF 03
826 PARK STREET EXPANSION AND 200 WOLFENSBERGER ROAD PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS TOWN OF CASTLE ROCK PROJECT NO.: PDP24-0024