

PROJECT NARRATIVE FOR AUBURN RIDGE MAJOR PD AMENDMENT, PD ZONING REGULATIONS AND SDP

PROJECT REVISIONS WITH THIS 2026 RE-SUBMITTAL INCLUDE:

- The Detention pond has been updated to abandon infrastructure that encroaches into the adjacent property owned by David Scott. Storm outfall is proposed to reroute southwest and outfall in land owned by the Town of Castle Rock.
- The Omni Tributary Channel Stabilization Project by Wright Water Engineers, originally approved in 2018 is being revised to avoid improvements past the Town of Castle Rock's property line. The SDP grading has been revised to reflect the new design approach of the channel plans that have been coordinated in concept with David Van Dellen and will be submitted for revision soon. The impacts along the projects northwest boundary are reflected.
- Building FFE have been kept the same and no utilities revisions (other than storm outfall mentioned) have been revised.
- The maximum building height is to be based on the geographic elevations and how each building relates to the line of sight from each adjacent single-family home. Site sections from the single family homes to each building on the site plan are represented in the PD Zoning Regulations and applied in the Site Development Plan. The Development Agreement will describe the obligations and timing of the required survey certifications.
- The Planned Development Plan and Zoning Regulations include the new Town of Castle Rock Municipal code requirements for a 50' setback between dissimilar Residential properties. (TCMC Chapter 17.51) The southern edge of this development borders on single family housing units. We propose to allow elements within this setback to include screening vegetation, drive aisles, parking, single-story enclosed garages (set specific height allowances), fencing or other material to screen headlights from any non-garage spaces within this buffer.

The proposed major amendment to this PD plan includes broadening the permitted residential uses in Planning Area MF-2 to allow for standard multifamily apartments and increasing the number of permitted to 104 (Land Use chart). Planning Area B of MF-2 will also be revised to correspond to the new proposed plan defining the 10 DU/acre density along the south property line. The MF- 2 planning area uses shall remain the same with the following exceptions: the uses will be expanded to allow for all apartment uses including those for families in order to fit within a standard zoning classification of the Town. The project proposed in MF-2 planning area will accommodate independent seniors as well as families.

A new site plan (SDP) of 104 units is proposed which locates the apartment buildings further to the north away from the adjacent single-family homes to the south and uses

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garages to buffer these homes. This approach was well received by the neighbors in a meeting in November 2019 and would be preferred over the approved SDP site plan.

The proposed Major Amendment to the Auburn Ridge PD conforms to Section 17.34.030.E of the Municipal Code, meets the Town Identity and Community Planning cornerstones of the Town's Vision 2030 and the land use goals and policies of the 2030 Comprehensive Master Plan. This site plan complies with the purpose and intent of the Interface Regulations. The schedule of development anticipates an early 2027 construction start for MF-2 with completion by late 2028.

NOTIFICATION AND OUTREACH EFFORTS

Auburn Ventures II, LP had a preliminary meetings with the neighborhood group and adjacent property owners in 2019 and 2021 regarding a similar concept site plan and received a favorable response. Another neighborhood meeting was held on January 14, 2026 with a refined site plan showing site sections and renderings of the proposal also outlining the changes to the approved SDP and its benefits.

Planning area MF-2 was initially zoned and designed for age restricted seniors. At the time of initial zoning, the developer was given an indication by Colorado Housing Finance Authority that tax credits would be available for the MF-2 planning area. CHFA has since denied the tax credit request therefore the developer does not have the necessary tax credits to underwrite the MF-2 project as age restricted seniors. The only way to develop the property and potentially market it for seniors would be to allow for more flexible uses such as for standard family apartments where a loan could be underwritten without tax credits. This would also offer housing options to active seniors.

SITE DEVELOPMENT PLAN ANALYSIS

Vision 2030 Cornerstones:

Distinct Town Identity: Our goal is to ensure Castle Rock is recognized and rewarded as a unique and welcoming community distinguished by its vibrant and historic Downtown, small-town character, distinct identity as the Douglas County seat, diverse and easily accessible recreation options, scenic natural environment, and family-friendly activities.

- A community recognized for, and enhanced by, its natural environment and scenic vistas.
- Strong and compatible architectural character with new development and redevelopment projects.

The architectural elements of the buildings incorporate materials such as lap siding, stone and stucco commonly found in nearby established neighborhoods. Though the zoning allows for 35-foot building heights, the distance from existing residential neighborhoods, landscape buffers and the one-story orientation of the adjacent garages are sensitive to the adjacent neighborhood scale. The housing products offered, and the amenities proposed in Planning Area MF-2 is intended to serve seniors and families in Castle Rock, which advances the Town's self-sufficiency.

Responsible Growth: Colorado is growing, which means Castle Rock is too. Our goal is to ensure Castle Rock plans for responsible development that accommodates the needs of existing and future residents while enhancing the Town's own character, maintaining a distinct identity and ensuring we remain a vibrant freestanding community within the region.

- Cohesive neighborhoods, with a mix of land uses, that offer a variety of lifestyle options for Castle Rock residents meet the short- and long-term needs of the community.
- Infill development that is sensitive to the scale and character of the surrounding neighborhood.

This multifamily development provides a logical and appropriate transition between single family and higher density multifamily. The age-restricted development in MF-1 is an important housing type that serves residents 55 years and older looking to downsize and eliminate property maintenance responsibilities. It is the intention of Auburn Ventures II, LP to offer market rate units in MF-2 to compliment the attainable units in planning area MF-1 which will help meet the needs of seniors and families of varying income levels and desirability of diverse life styles.

The 2030 Comprehensive Master Plan:

The 2030 Comprehensive Master Plan (Comprehensive Plan) anticipates that this property will develop as residential which includes multifamily development. The proposed development is consistent with the goals and policies of the Comprehensive Plan as outlined below.

A community recognized for and enhanced by its natural environment and scenic vistas.

ID-6.1 Identify and preserve important properties that offer unique natural and scenic vistas or other characteristics that distinguish Castle Rock from other communities, such as significant buttes, ridgelines, rock formations, agricultural lands, and water features. Apply

these considerations to private development as well as to the design and construction of public facilities and infrastructure projects, encouraging design that is sensitive to community values.

This multifamily PD development will be limited by height to preserve site-lines to natural features from the adjacent properties. Owner provided improvements to Omni-Gulch will help preserve the natural characteristics of the neighborhood and the addition of trees, shrubs, and other landscape improvements will enforce the natural values of the local community.

Strong and compatible architectural character with new development and redevelopment projects.

ID-8.1 Ensure that all development complies with architectural design documents established by the Town. Ensure that any development within the Town meets the highest standards of design and material quality.

This multifamily PD development is designed to reflect the Town of Castle Rock's vision outlined in the 2030 comprehensive plan. The Town of Castle Rock is in close coordination with the development of this project through its various departments, as well as, being coordinated with the local community through multiple neighborhood meetings.

Cohesive neighborhoods, with a mix of land uses that offer a variety of lifestyle options for Castle Rock residents and meet the short- and long-term needs of the community while creating a place where people can live, work, and play.

RG-3.1 Encourage the development of complete residential neighborhoods that provide residents with a full range of services and amenities that include schools, parks or other recreation facilities, open space, community centers or neighborhood shopping.

RG-3.3 Encourage a variety of housing options to provide a balanced mix of single family detached, single family attached and multifamily units with an increase in density within the Downtown Overlay District or in the Interchange Overlay Districts.

RG-3.8 Create a series of area plans to reflect the diversity of our community and the variety of environmental, topographical and unique neighborhood characteristics. Encourage infill development that is sensitive to the scale and character of the surrounding neighborhoods.

This multifamily PD development will have a range of community amenities including a community club house, pool and spa area, grills, playground, and a dog run. The different

apartment building designs provide a balanced mix of residents. By offering 1-3 bedroom unit types, and having both walk up and elevatored buildings, this PD development will accommodate families of various sizes and circumstances. The scale and character of the proposed buildings achieve consistency with the properties around it by having similar materials and colors creating a unique neighborhood. An elevatored building is proposed to provide indoor amenity areas desired by seniors to compliment the clubhouse and outdoor amenities.

Infill development that is sensitive to the scale and character of the surrounding neighborhoods.

RG-5.1 Infill development in new and existing neighborhoods shall ensure compatibility with the surrounding neighborhoods, including the maintenance of the predominant existing setbacks and the use of complimentary building materials, colors, and forms, while allowing flexibility for innovative design solutions.

This project is compatible with the scale and architectural design of the surrounding residential development. The buildings have been designed to incorporate materials, colors and architectural elements that are typical in a residential neighborhood. Buffer and landscaping add to a harmonious transition between neighborhoods.

DEVELOPMENT PLAN REVIEW AND APPROVAL CRITERIA

According to Section 17.34.030.E of the Municipal Code, Major PD Plan amendments shall be evaluated on the following criteria applicable to the type of development proposed:

A. Community Vision/Land Use Entitlements

- Complies with the most recent version of the Douglas County/Castle Rock Land Use Intergovernmental Agreement.

This project lies in the Town of Castle Rock and the zoning for the site conforms to the general land uses described in the agreement for this area of the Town.

- Conforms to the most recent version of the Town's Vision, Comprehensive Master Plan and long-range or master plans.

See attached Site Development Analysis

- Complies with design principles found in Chapter 17.10.

Auburn Ridge PD in Planning Areas MF-1 and MF-2 will be attractive and a community friendly residential development catering to independent seniors and those with adult children, and families. The use of "residential" type exterior materials, such as lap siding, stone, stucco, wood trim accents and dimensional roof shingles, as well as architecturally articulated entry features will be implemented. The buildings will harmonize and enhance the existing and future neighborhood. Pitched roofs with multiple gables will serve to diminish the visual mass of the buildings. The detached garages shall be constructed of materials to match the main structures.

B. Relationship to surrounding area.

- Provides appropriate relationships between use areas, both internal and surrounding, with adequate buffer areas provided if warranted.

Planning Area MF-2 (Auburn Heights – previously Auburn Ridge Phase II) density will remain approximately as permitted in the Auburn Ridge PD allowing for 17 dwelling units/acre and acts as a transition zone between the single family to the south and the 28 dwelling units/acre density in MF-1 (Auburn Ridge Phase I) to the north. A 25' landscape buffer is proposed along the south property line adjacent to the single-family subdivision.

- Provides innovative and creative plan design and layout.

MF-2 (Auburn Heights – previously Auburn Ridge Phase II) will offer a complementary market rate residential experience with clubhouse amenities, pool, playground, private patios and courtyard spaces, along with traditional apartment units in a setting with larger unit sizes not offered in MF-1 (Phase I). The design will offer a creative solution as one story garages will act as a buffer to the residents to the south along with a minimum 25' landscape buffer. No parking or drives will be oriented between the buildings and the single-family homes to the south.

- Provides a variety of housing types, densities, and open space.

MF-1 Auburn Ridge offers housing for and active seniors with adult children. MF-2 Auburn Heights (Phase II) will offer multifamily housing for families and seniors. A variety of outdoor spaces and amenities are offered throughout all areas of the Auburn Ridge PD to include a clubhouse, pool and playground amenities.

- Identifies areas as mixed use and/or depicts areas that are buffer areas to comply with Chapter 17.50 (Residential/Nonresidential Interface), where a proposed PD Plan is adjacent to residential property, as that term is defined in Chapter 17.50, or, for residential

developments, where the proposed PD Plan is adjacent to nonresidential property, as that term is defined in Chapter 17.50.

This project is surrounded by various residential uses and is therefore not subject to a residential/ nonresidential interface.

C. Circulation and Connectivity

- Provides an adequate, circulation system in terms of capacity and connectivity, which is designed for the type of traffic generated, safety, and separation from living areas, convenience, accessibility, noise and exhaust control.

The site internal drives are private drives and shall be built per applicable street standards which connect MF-1 and MF-2 with Auburn Drive via two curb cuts.

- Provides for emergency vehicle access.

All interior private drives shall be designed to accommodate emergency vehicle access including all turning radius requirements for fire apparatus and proximity to buildings. Access to all sites within this PD are via public roads.

- Accommodates an adequate, functional and safe street system for vehicular traffic generated by the development and passing through the development.

The project connects to an existing public street system. A traffic signal was installed at the Wolfensberger Road and Auburn Drive intersection which provides for safe street crossing at the major intersection.

- Provides for pedestrian and bicycle traffic in a safe and convenient manner, separation from vehicular traffic, and access to points of destination and recreation.

All areas of this PD will connect all buildings to auto and bicycle parking and to Auburn Drive and Wolfensberger Rd. ROWs via internal walks which also provide handicap accessibility throughout the site. The street ROWs have detached sidewalks from the driving lanes to provide for safe separation.

D. Services, phasing and off-site impacts.

- Addresses fiscal impact of the project.

The site development impact fees to be paid by the developer shall address the impacts to

municipal facilities, traffic, parks, police, fire and water, etc.

- Provides an appropriate phasing plan which minimizes unnecessary utility extensions and adequately addresses other fiscal concerns of the Town.

The site development follows the general phasing of Auburn Ridge PD. Phase I located on Lot 1 has been completed along with Auburn Brooke on Lot 3. This infill development anticipates construction to commence in late fall of 2021. All utilities are available via Auburn Drive which are adequate to serve the Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.

The existing water credits for Auburn Ridge PD (previously known as Lot 2, Block 7 of Castle Highlands Filing No. 2, 4th Amendment) contain 77 Single Family Equivalents (SFE). Auburn Ridge Lot 1 (Phase I) uses only 7.4 SFE. Lot 2 (MF-2). Lot 2 (Phase II) will use approximately 22.67 SFE for 104 dwelling units. Water credits for the overall PD development containing 194 dwelling units total will require 30.07 SFE of which 77 SFE have been conveyed. A portion of the remainder was used for Auburn Brooke in Planning Area MF-3 creating a surplus of water credits.

The existing 20" water and 8" sanitary sewer mains located in Auburn Drive have sufficient capacity to serve this proposal. There will be no further assessment for Malibu Street Sanitary Sewer line for either Phase I or II. Please refer to the Utility Report prepared by CVL Consultants.

- Existing or proposed storm water systems can support the development and will comply with applicable regulations. Provides phased improvements in a logical and efficient manner.

The MF-2 planning area will accommodate all of the storm water detention requirements on site. The final design will be determined at the SDP level and located at the northwest corner of the site.

- Provide adequate consideration for the future extension of streets and utilities to adjacent properties.

Planning Area MF-1 (Auburn Ridge Phase I) provides for road and utility connection into the adjacent Planning Area MF-2 (Auburn Ridge Phase II) site which is also a multifamily use. The single family development bordering the south property line is currently developed and does not allow for a connection into the site. A drainage way separates the properties to the west which have separate access to utilities.

- Identifies and appropriately mitigates all traffic impacts, on- and off site.

The site internal drives are private drives which will be built per applicable Town street standard. These drives connect MF-1 and MF-2 with Auburn Drive and Wolfensberger Rd. Traffic signs are designed to be posted for safe traffic movements onto the ROW. The total traffic generated by this PD will be significantly lower than the approved traffic report amendment prepared by LSC dated September 21, 2012 as compared to the new study by LSC dated September, 2014 which anticipated standard multifamily traffic for Planning Area MF-2.

In addition, a private shuttle service will be made available to the residents of Auburn Ridge, which will help minimize the need for automobile use and promotes less trips than the traffic report estimates. An updated traffic letter also prepared by LSC has been submitted which shows little increase traffic due to adding one dwelling unit.

E. Open space, public lands and recreation amenities.

- Provides adequate trails, parks, recreation and open space.

Auburn Ridge PD will provide for ADA accessible walk connections to the Auburn Drive public sidewalks which would provide access to the trail network and Town parks as well as on site recreational amenities.

- Provides adequate trail systems in terms of internal circulation and appropriate external connections.

Auburn Ridge PD will provide for ADA accessible walk connections throughout the site to internal amenities and to Auburn Drive public sidewalks which would provide access to the trail network and Town parks. A point of connection is provided for future connection into the open space of the Castle Highlands PD. Provides functional open space for recreation, views, density relief, convenience, function and preservation of natural features, including significant tree stands, ridges, and stormwater areas. Open space reservations and public land dedications are of an appropriate configuration and location within the site and comply with any applicable requirements of Chapter 16.08, CRMC and this Title.

All planning areas of this PD will utilize open space for recreation, view retention, and density relief. A 25' wide landscape buffer provides for density relief for the single-family homes along the south property line. All open space reservations for Castle Highlands PD were made at the time that the Castle Highlands PPD was approved. No additional reservations are required with this application.

F. Preservation of natural features.

- Demonstrates sensitivity and limits disturbance to the site in terms of plan design and density to the site's major environmental characteristics including drainage ways, topography, view sheds and vegetation.

The site design will provide preservation of the natural features of the open space to the west. The grading of the site will generally follow the existing topography by sloping down from the south to the north.

- The proposed PD Plan and zoning accommodate the Skyline/Ridgeline Protection Regulations in Chapter 17.48 and reasonably mitigates visual impacts upon off-site areas.

All planning areas of this PD are not within any of the impact zones defined within the overlay of the Skyline / Ridgeline Protection Regulations.

- Consideration shall be given to wildlife impacts in the layout of open space areas. Where designated threatened or endangered species are present, the development must conform to all applicable state and federal restrictions and permitting requirements.

All planning areas of this PD are in non wildlife corridors given the development that has occurred. Open space for wildlife was considered in the adjacent area west of this PD in the original Castle Highlands PD and shall remain.

SUMMARY STATEMENT

The proposed amendment to Auburn Ridge PD conforms to the criteria outlined in Chapter 17.34.030 of the Municipal Code. The proposal is also in conformance with the Town's Master Plan. The only change to the existing PD standards for MF-2 being requested would be for allowing multifamily residential uses and not be limited to seniors 55 years and older and to increase the number of units to 104, from 100. All other standards under the Auburn Ridge PD will remain.

The project provides for a unique and complimentary multifamily product to the existing MF-1 and MF-3 planning areas of the Auburn Ridge PD and adds to the variety of housing opportunities for the residents of Castle Rock. The dwelling units in MF-1 are restricted to seniors while the dwelling units in MF-3 are open to families. The project in MF-2 as proposed will accommodate seniors and the handicapped in a traditional elevated



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building with interior amenities and in all ground floor units of the other buildings.