

Zoning Regulations

Auburn Ridge Planned Development Plan No. 1, Amendment 2

Amended: August 18, 2026; Effective: _____
Amended: September 20, 2016; Effective: October 20, 2016
Approved: December 11, 2012

**Zoning Regulations
For
Auburn Ridge Planned Development Plan No. 1**

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SECTION I: GENERAL PROVISIONS.

Adoption/Authorization. The Town Council has adopted the Auburn Ridge Planned Development Plan No. 1, Amendment 2 and Planned Development Zoning Regulations pursuant to Chapter 17.34 of this Code after appropriate public notice and hearing.

Applicability. The Auburn Ridge Planned Development Plan No. 1, Amendment 2 and Planned Development Zoning Regulations shall run with and bind all landowners of record, their successors, heirs or assigns of the land as approved by Town Council.

Maximum level of development. The total number of dwelling units approved for development within the established use areas is the maximum allowed for platting and development. The actual number of dwellings or floor area approved will be determined at the plat and SDP stage of review based upon environmental constraints, utility and street capacity, compatibility within surrounding land uses and other elevations.

Relationship to Town regulations. The provisions of this PD plan and zoning regulations shall prevail and govern the development of the Auburn Ridge Planning Development Plan No. 1; provided, however, that where the provisions of the Town zoning ordinance, as amended, or any other applicable provisions of this Code shall be applicable.

Severability of provisions. In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION II: DEVELOPMENT AGREEMENT.

In addition to these regulations, certain provisions of the development of this PD property are controlled by an agreement between the Town and the PD property owners.

This agreement, entitled _____, was adopted by the Town on ____ day of _____, 20__, by Ordinance No. 2015- _____.

SECTION III: SITE DEVELOPMENT PLANS AND PLATS.

Following approval of the Auburn Ridge Planned Development Plan No.1, the property owners shall submit a SDP plan for all or any portion or portions of the general use areas as are then ready for development. No building permit will be issued until a SDP plan and subdivision plat have been approved.

SECTION IV: DEFINITIONS.

In addition to the standard definitions found in Title 17 of this Code, the following definitions of terms shall apply to this planned development:

4.1 *Age Restricted* shall mean ages 55 years and older.

4.2 *Independent Living for Seniors* shall mean non-assisted individual dwelling units for seniors, age restricted to 55 years and older.

SECTION V: USE AREAS

5.1 Multi-Family Use Area – MF1

A. Permitted Uses:

- 1) Age Restricted multiple-family dwellings.
- 2) Other forms of attached age restricted housing meeting the density criteria of this use area, including condominiums and townhomes.
- 3) Temporary leasing office and construction trailers.
- 4) Leasing offices, model units.

B. Design Standards:

- 1) The architectural elevation renderings attached as **Figure 1** have been included to demonstrate the level of quality in architecture planned for this site. The rendering is conceptual in nature, but will be used as a guide for future development.

5.2 Multi-Family Use Area – MF2 Site shall be divided into 2 Planning Areas: Planning Area A and Planning Area B

A. Permitted Uses:

- 1) Age Restricted multiple-family dwellings.
- 2) Multiple-family dwellings (Non Age Restricted).
- 3) Other forms of Multiple-family housing meeting the density criteria of this use area, including condominiums and townhomes.
- 4) Temporary leasing office and construction trailers.
- 5) Leasing offices, model units.

B. Design Standards:

- 1) Planning Area A (2.94 acres, Located on the north portion of the property)
 - a) Building Height shall be 45' maximum, measured from the average finished grade. Building Height maximums will be set by USGS datum elevations: (USGS 6336')
 - b) Density: 25 units/acre
 - c) 72 dwelling units
- 1) Planning Area B (2.59 acres, Located on the south portion of the property)
 - a) Building Height shall be 35' maximum, measured from the average finished grade. Building Height maximums will be set by USGS datum elevations: (USGS 6336')
 - b) Density: 12.3 units/acre
 - c) 32 dwelling units
- 2) A 25 foot wide landscape buffer shall be installed adjacent to Lots 22-27, Block 5, of Castle Highlands Filing No. 2.
 - a) A minimum of 8' tall evergreen trees to be used in this buffer zone.
- 3) A 50 foot wide buffer zone shall be installed adjacent to Lots 22-27, Block 5, of Castle Highlands Filing No. 2.
 - a) Elements included in the 50 foot setback: screening vegetation, trees, parking, fencing and single story enclosed garages.

- 3) Site development shall work with the topography in a manner that is substantially similar to the conceptual cross-section rendering attached as **Figure 2**. The objective of the conceptual cross-section is to demonstrate the proposed massing and intent to work with the topography on the site.
- 4) The architectural elevation renderings attached as **Figure 3** have been included to demonstrate the level of quality in architecture planned for this site. The rendering is conceptual in nature, but will be used as a guide for future development.

5.3 Multi-Family Use Area – MF3: Site shall be divided into 2 Planning Areas: Planning Area A and Planning Area B

A. Permitted Uses:

- 1) Multi-family dwellings to include, apartments, condominiums and townhomes.
- 2) Temporary leasing office, construction offices and construction trailers.
- 3) Private clubhouse, pool or recreation facilities.

B. Design Standards:

- 1) Planning Area A (located along Wolfensberger Road frontage)
 - a) Building height shall be 35' maximum
 - b) Density: 15.4 units/acres
 - c) 24 dwelling units
- 2) Planning Area B (located on the north portion of the property)
 - a) Building height shall be 45' maximum
 - b) Density: 22.4 units/acres
 - c) 72 dwelling units
- 3) The architectural elevation renderings attached as **Figure 4**, have been included to demonstrate the level of quality in architecture planned for this site. The rendering is conceptual in nature, but will be used as a guide for future development.

5.4 Accessory Uses

A. The following Accessory Uses are permitted in all use areas:

- 1) Home occupations subject to Town of Castle Rock Municipal Code 17.52.230 (excluding in-home Daycare)
- 2) Public Utilities
- 3) Roadways, bike paths, pedestrian trails
- 4) Storm water drainage detention areas

SECTION VI: DEVELOPMENT STANDARDS.

	<u>MF1</u>	<u>MF2</u>		<u>MF3</u>	
Gross Density	28 du/ac	16.3 du/ac		20.1 du/ac	
Planning Area	na	A	B	A	B
Planning Area Density	na	20.3 du/ac	10 du/ac	15.4 du/ac	22.4 du/ac
Minimum lot area	na	na	na	na	na
<u>Setbacks:</u>					
Front to garage	-	-	-	-	-
Front to living area	-	-	-	-	-
Front	15'	15'	15'	15'	15'
Front to parking	15'	15'	15'	15'	15'
Rear	20'	20'	20'	15'	15'
Side interior lot	10'	10'	10'	10'	10'
Side to street	15'	15'	15'	-	-
To interior lot line	*10'	*10'	*10'	*10'	*10'
To street ROW	-	-	-	-	-
Landscape buffer adjacent to Lots 22-27, Block 5, of Castle Highlands Filing No. 2.	-	na	25'	-	-
Buffer zone adjacent to Lots 22-27, Block 5, of Castle Highlands Filing No. 2.	-	na	50'	-	-
Max. building coverage	40%	40%		40%	
Max. building height	45'	45'	35'	35'	45'
Max. USGS building elevation		6336'	6336'		
<u>Parking Standards:</u>	1 parking stall per unit plus 1 visitor parking space for every 5 units MF2 only: If designated Non-Age restricted, parking shall be per the Municipal Code			Per Municipal Code	

*20' Total Setback required between Phase 1 and Phase 2. Individual landscape setbacks from interior property line may vary. Building setback shall be 10' minimum.

6.1 Lighting:

A. Lighting shall comply with the Town of Castle Rock Illumination Regulations.

6.2 Landscaping:

A. Landscaping shall comply with the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria.

6.3 Signage:

A. Signage must be depicted on the Site Development Plan. All signs require an approved Sign Permit from the Town of Castle Rock.

SECTION VII: ARCHITECTURAL RENDERINGS.

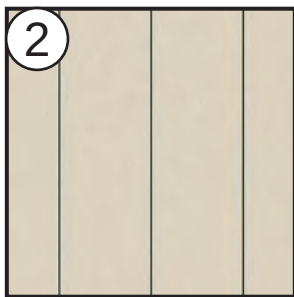
The architectural elevation renderings attached as **Figures 1 thru 4**, have been included to demonstrate the level of architectural quality planned for this Planned Development. The renderings are conceptual in nature, but will be used as a guide for future development.



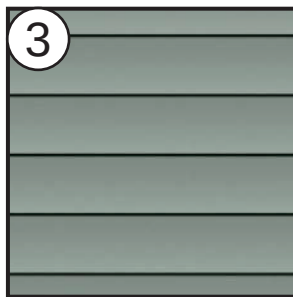
FIGURE 1 – FRONT ELEVATION



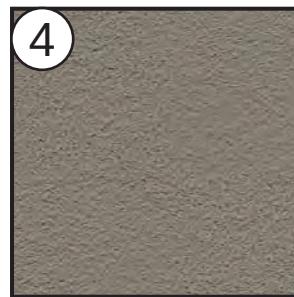
**STONE
VENEER**
SUNSET
STONE BLEND



**VERTICAL
SIDING**
SW NAVAJO
WHITE



**HORIZONTAL
SIDING**
SW HALYCON
GREEN



STUCCO
SW PEWTER
TANKARD



TRIM
SW IRON ORE



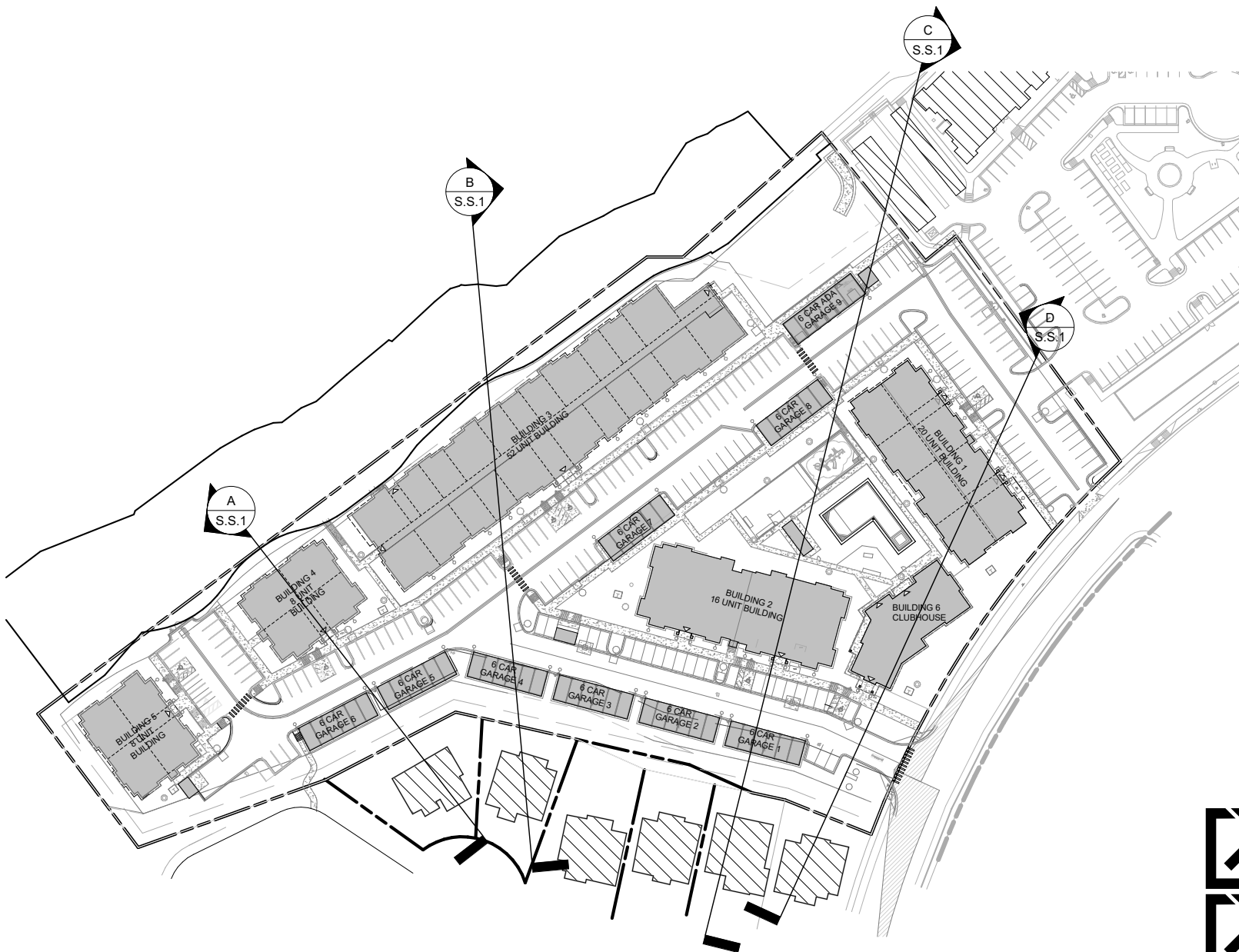
**ASPHALT
SHINGLES**
SLATE GRAY



FIGURE 1 – SITE PERSPECTIVE

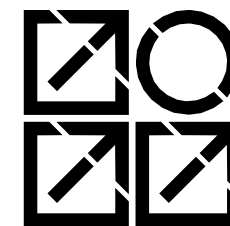


FIGURE 1 – SITE PERSPECTIVE



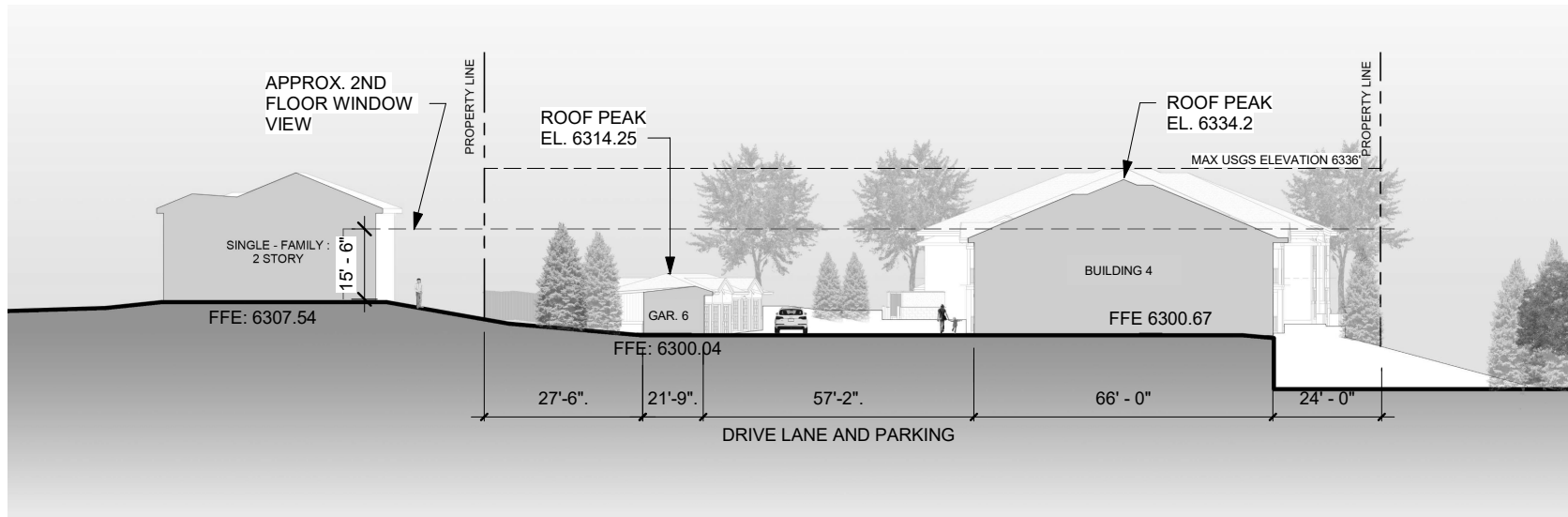
1 SECTION CUT SITE PLAN
1" = 80'-0"

FIGURE 2 – SECTION CUT SITE PLAN

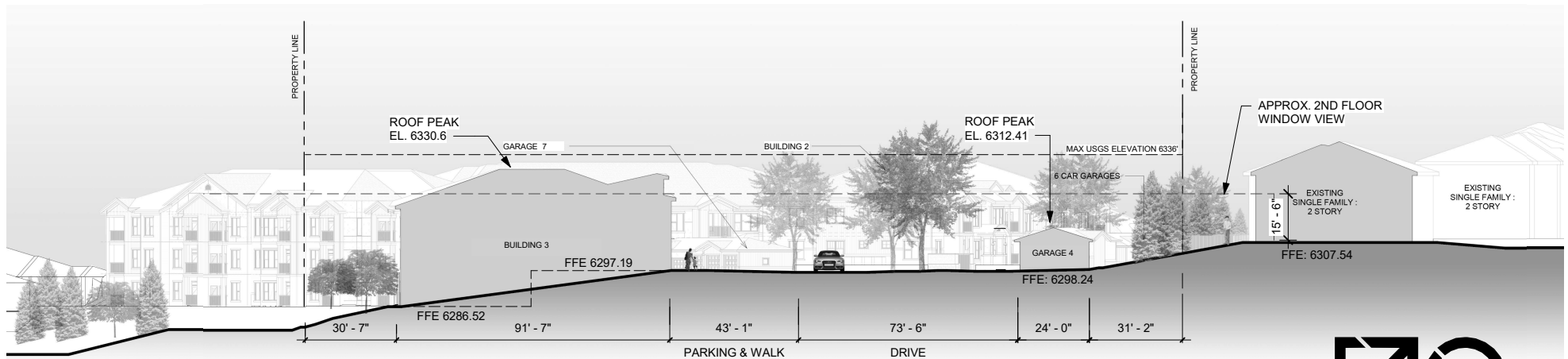


**INTERGROUP
ARCHITECTS**

2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738 8877
www.igarch.com

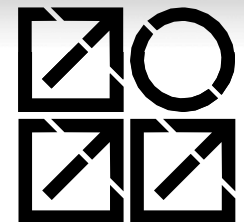


A SITE SECTION



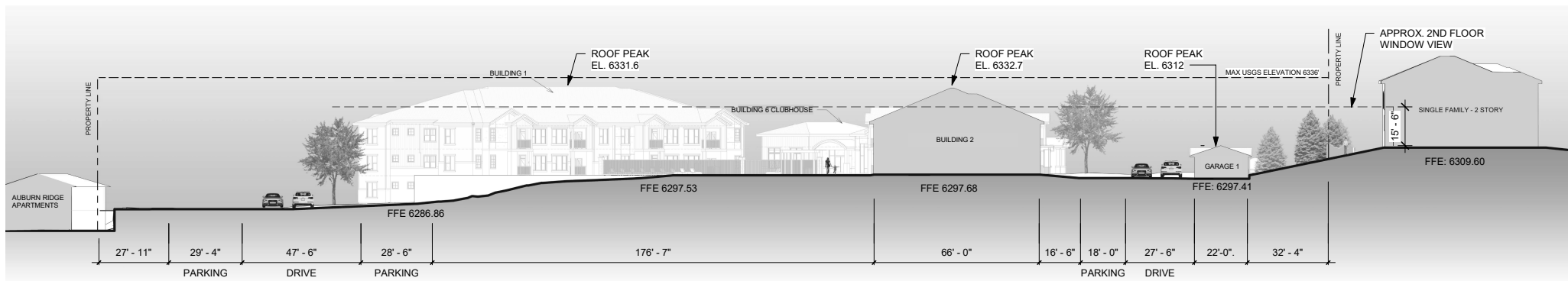
B SITE SECTION

FIGURE 2 – SITE SECTIONS

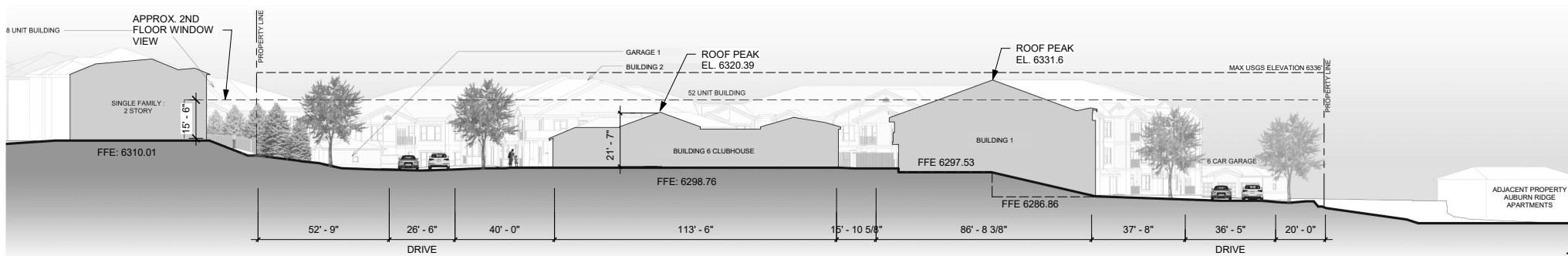


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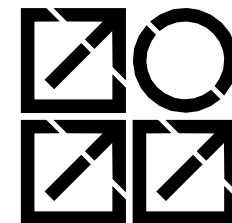


© SITE SECTION



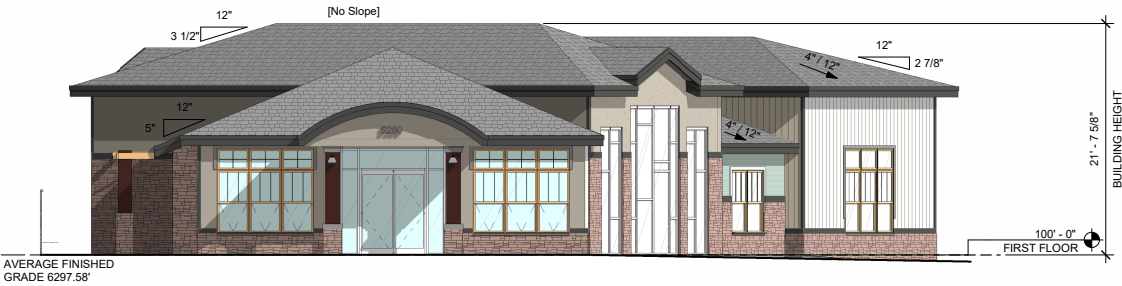
© SITE SECTION

FIGURE 2 – SITE SECTIONS



**INTERGROUP
ARCHITECTS**

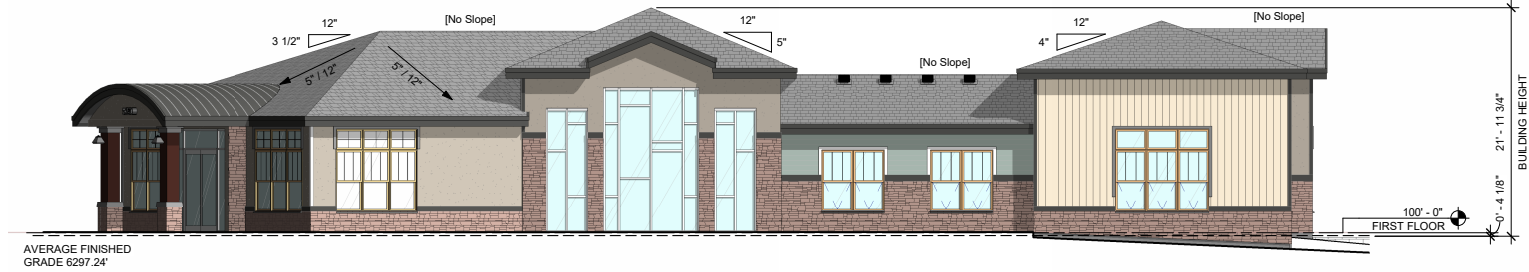
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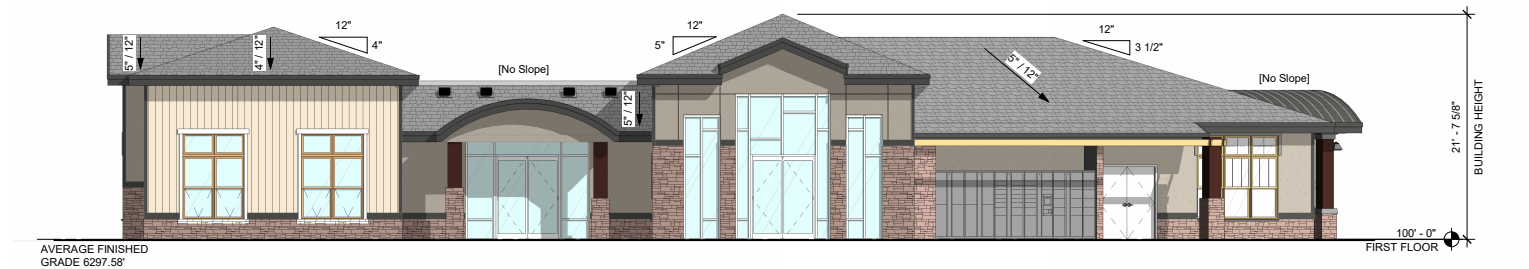
1 CLUBHOUSE SOUTH ELEVATION
1/8" = 1'-0"



3 CLUBHOUSE NORTH ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE EAST ELEVATION
1/8" = 1'-0"

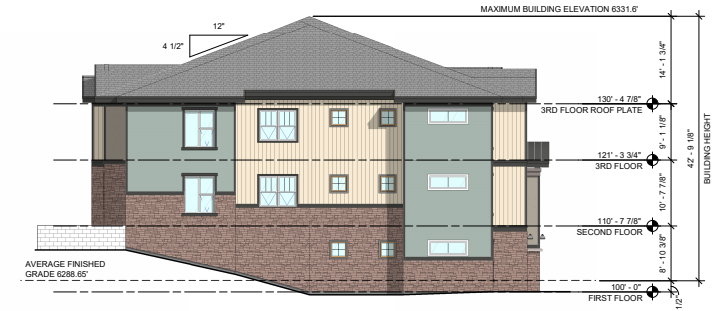


4 CLUBHOUSE WEST ELEVATION
1/8" = 1'-0"

FIGURE 3 – CLUBHOUSE ELEVATIONS



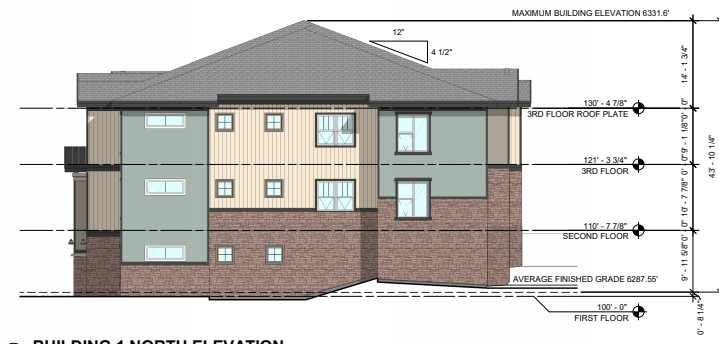
1 **BUILDING 1 EAST ELEVATION**
1" = 10'-0"



2 **BUILDING 1 SOUTH ELEVATION**
1" = 10'-0"

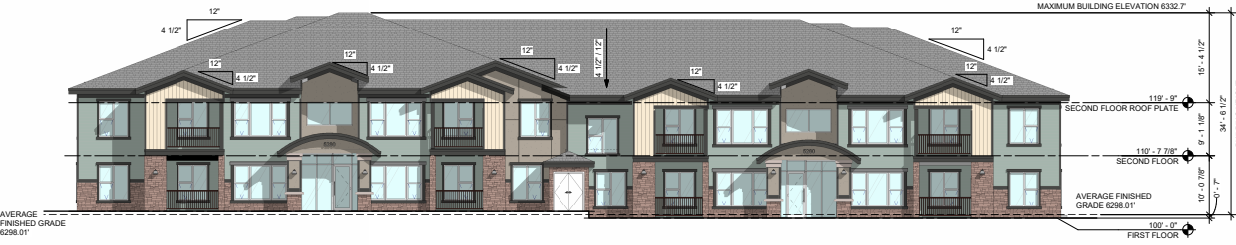


3 **BUILDING 1 WEST ELEVATION**
1" = 10'-0"

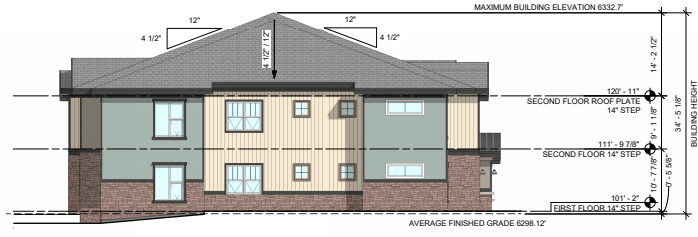


4 **BUILDING 1 NORTH ELEVATION**
1" = 10'-0"

FIGURE 3 – BUILDING 1 ELEVATIONS



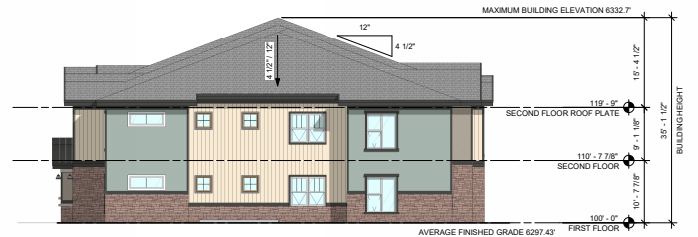
① **BUILDING 2 SOUTH ELEVATION**
1" = 10'-0"



② **BUILDING 2 WEST ELEVATION**
1" = 10'-0"



③ **BUILDING 2 NORTH ELEVATION**
1" = 10'-0"



④ **BUILDING 2 EAST ELEVATION**
1" = 10'-0"

FIGURE 3 – BUILDING 2 ELEVATIONS



1 BUILDING 3 SOUTH ELEVATION
 1/16" = 1'-0"



2 BUILDING 3 NORTH ELEVATION
 1/16" = 1'-0"

FIGURE 3 – BUILDING 3 ELEVATIONS

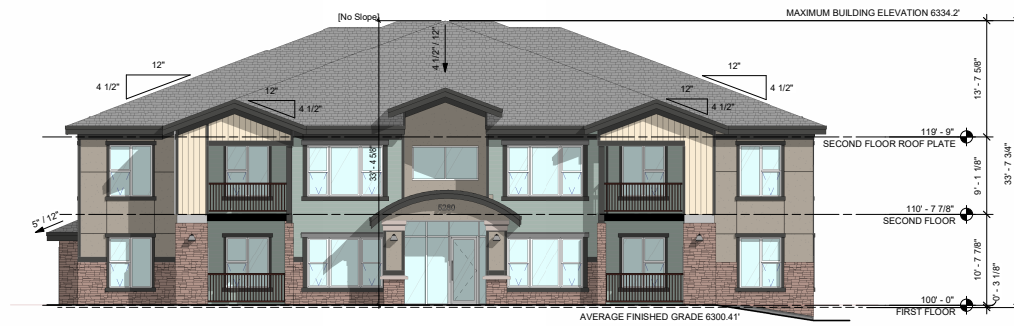


3 BUILDING 3 WEST ELEVATION
1/16" = 1'-0"



4 BUILDING 3 EAST ELEVATION
1/16" = 1'-0"

FIGURE 3 – BUILDING 3 ELEVATIONS



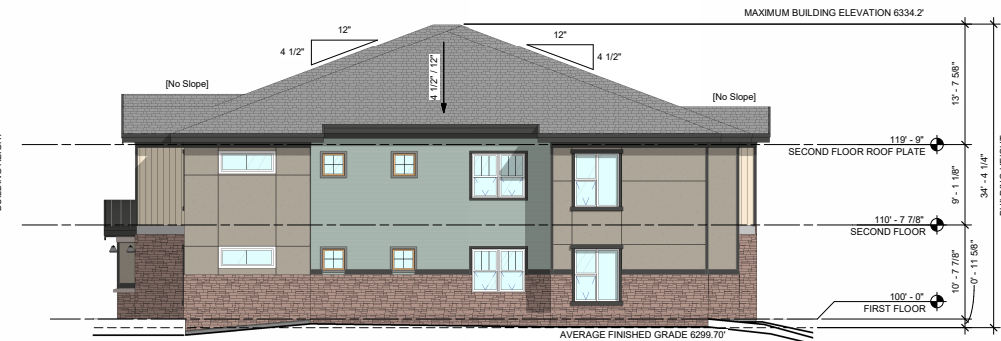
1 BUILDING 4 SOUTH ELEVATION
1/8" = 1'-0"



2 BUILDING 4 WEST ELEVATION
1/8" = 1'-0"

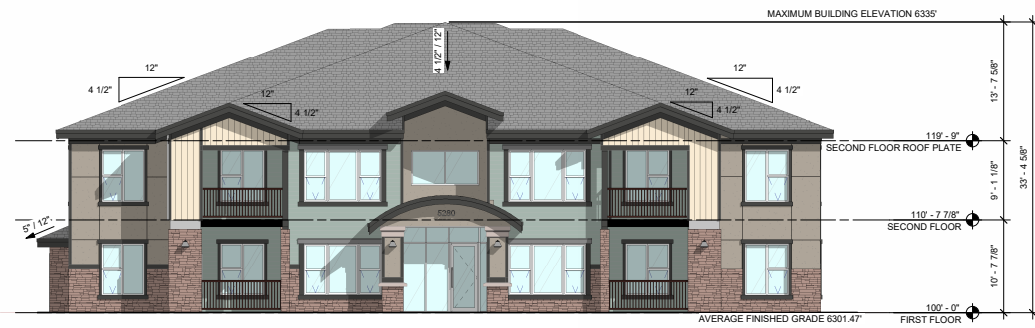


3 BUILDING 4 NORTH ELEVATION
1/8" = 1'-0"

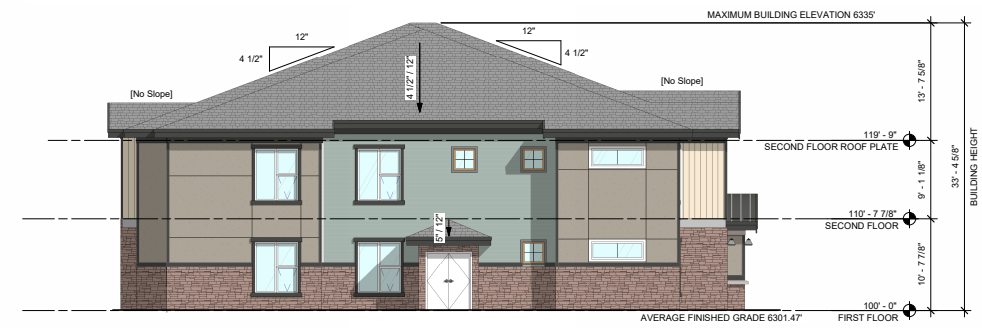


4 BUILDING 4 EAST ELEVATION
1/8" = 1'-0"

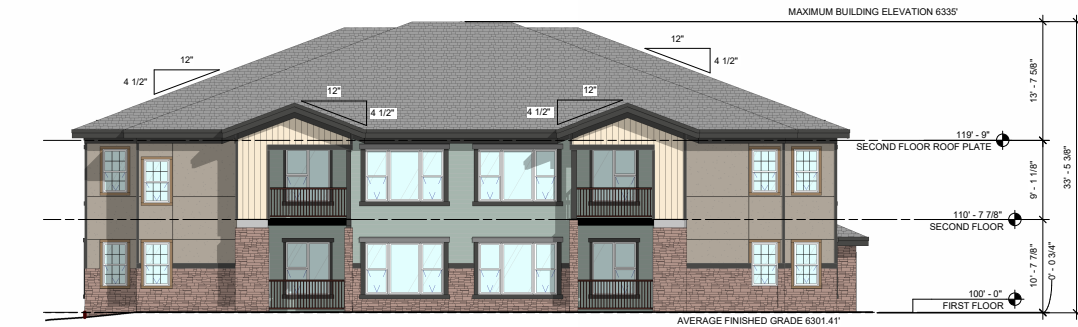
FIGURE 3 – BUILDING 4 ELEVATIONS



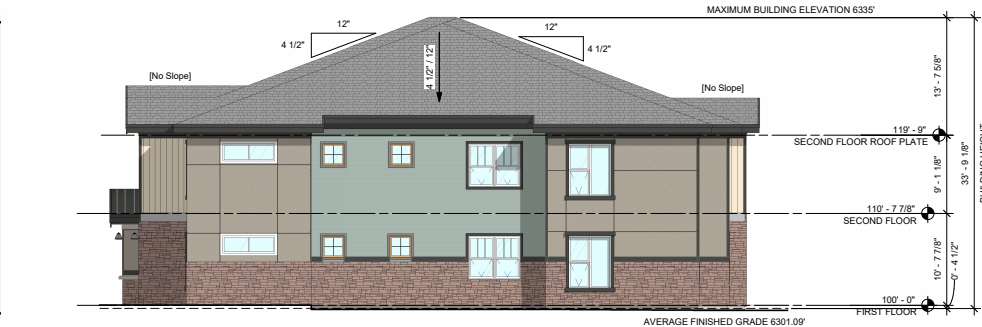
1 BUILDING 5 EAST ELEVATION
1/8" = 1'-0"



2 BUILDING 5 SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING 5 WEST ELEVATION
1/8" = 1'-0"



4 BUILDING 5 NORTH ELEVATION
1/8" = 1'-0"

FIGURE 3 – BUILDING 4 ELEVATIONS



CLUBHOUSE FRONT ELEVATION
1/8" = 1'-0"



CLUBHOUSE WEST ELEVATION
1/8" = 1'-0"



CLUBHOUSE REAR ELEVATION
1/8" = 1'-0"

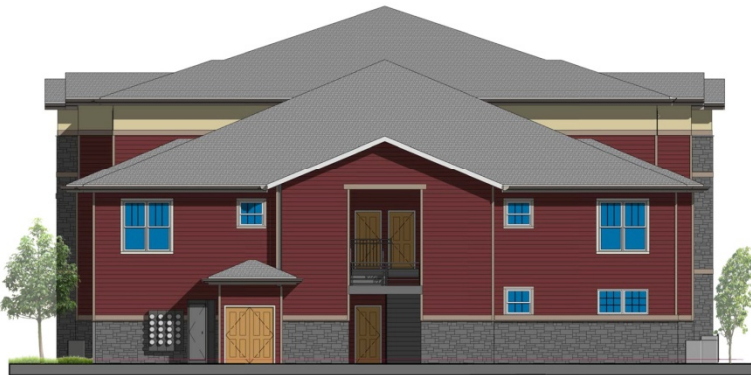


CLUB HOUSE EAST ELEVATION
1/8" = 1'-0"

FIGURE 4 – CLUBHOUSE ELEVATIONS



BUILDING 1 FRONT-BACK ELEVATION - SDP
1/8" = 1'-0"



BUILDING 1 SIDE ELEVATION (Fire Riser) - SDP
1/8" = 1'-0"



BUILDING 1 SIDE ELEVATION - SDP
1/8" = 1'-0"

FIGURE 4 – BUILDING 1 ELEVATIONS



BUILDING 2 FRONT ELEVATION

1/8" = 1'-0"



BUILDING 2 SIDE ELEVATION - SDP

1/8" = 1'-0"



BUILDING 2 SIDE ELEVATION (FIRE RISER)

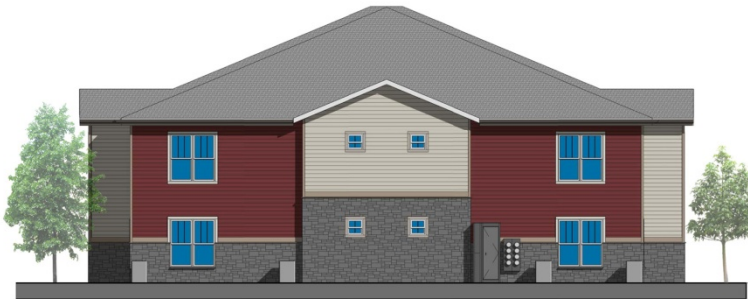
1/8" = 1'-0"

FIGURE 4 – BUILDING 2 & 3 ELEVATIONS



BUILDING 4 FRONT-NORTH ELEVATION

1/8" = 1'-0"



BUILDING 4 SIDE ELEVATION - SDP

1/8" = 1'-0"



BUILDING 4 SIDE ELEVATION (FIRE RISER)

1/8" = 1'-0"

FIGURE 4 – BUILDING 4,5 & 6 ELEVATIONS



BUILDING 7 FRONT ELEVATION
1/8" = 1'-0"



BUILDING 7 NORTH ELEVATION
1/8" = 1'-0"



BUILDING 7 REAR ELEVATION
1/8" = 1'-0"



BUILDING 7 SOUTH ELEVATION
1/8" = 1'-0"

FIGURE 4 – BUILDING 7 ELEVATIONS



BUILDING 8 FRONT ELEVATION
1/8" = 1'-0"



BUILDING 8 NORTH ELEVATION
1/8" = 1'-0"



BUILDING 8 REAR ELEVATION
1/8" = 1'-0"



BUILDING 8 SOUTH ELEVATION
1/8" = 1'-0"

FIGURE 4 – BUILDING 8 ELEVATIONS