Zoning Regulations

Auburn Ridge Planned Development Plan No. 1, Amendment 2

Auburn Ridge Planned Development Plan No. 1, Amendment No. 2: Approved - _____, Reception No. _____
Auburn Ridge Planned Development Plan No. 1, Amendment No. 1: Approved – September 20, 2016, Reception No. 2017076566
Auburn Ridge Preliminary Planned Development Plan: Approved - December 11, 2012, Reception No. 2013004870

Zoning Regulations
For
Auburn Ridge Planned Development Plan No. 1, Amendment 2

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SECTION 1 GENERAL PROVISIONS

1.1 PURPOSE

A. Statement of Purpose

The purpose of this Planned Development Plan (PD Plan) and Planned Development Zoning Regulations (PD Zoning Regulations) No. 1, Amendment No. 2 is to establish standards for the development and improvement of the property. The standards in these PD Zoning Regulations are intended to carry out the goals of this planned community.

B. Application

These standards shall apply to all property contained with the Auburn Ridge Planned Development Use area MF2, as shown on the PD Plan and these PD Zoning Regulations. These PD Zoning Regulations shall run with the land and be binding upon, and enforceable by the Town against the Owner, its successors and assigns, and every successor in interest to the Property, or any part of or interest in the Property.

1.2 AUTHORITY

A. Authority

The Town Council has adopted the Auburn Ridge PD Plan and PD Zoning Regulations, No. 1, Amendment 2 pursuant to the authority granted by Chapters 17.32 and 17.34 of the Castle Rock Municipal Code as amended.

B. Relationship to Town of Castle Rock Regulations

The Planned Development shall be subject to the provisions of the Castle Rock Municipal Code and all rules and regulations adopted pursuant to such code, except as may be superseded by the provisions of this PD Plan and PD Zoning Regulations.

C. Maximum Level of Development

The total number of dwelling units approved for development within the established Planning Area(s) is the maximum allowed for platting and development. The actual number of dwelling units approved will be determined at the Site Development Plan/Plat stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses and other relevant factors.

1.3 CONTROL PROVISIONS

A. Planning Area Boundaries

The boundaries and acreages of all Planning Areas are shown within the PD Plan. Where a Planning Area abuts an internal local street or drive, the boundary shall be the centerline of the street. Where a Planning Area abuts an arterial or collector street the boundary shall be the right-of-way of that street as indicated on the PD Plan. A Planning Area may be subdivided into multiple filings and phases at the Site Development Plan and Plat stage of development.

B. Amendments to the PD Plan and PD Zoning Regulations

There shall be limited flexibility in determining the exact location of the Planning Area Boundaries and dwelling units as depicted on the PD Plan due to the scale of the

drawings and the diagrammatic depiction on the PD Plan of Planning Areas. Any amendment to the PD Plan and PD Zoning Regulations shall be made in accordance with the provisions of Chapter 17.36 of the Town of Castle Rock Municipal Code, as amended.

C. Road Alignments

The PD Plan is intended to depict general locations of roadways. Recognizing that the final road alignments are subject to engineering studies. Modifications to major road alignments as shown on the PD Plan, as determined by the Town of Castle Rock Development Services Director, shall follow the PD Amendment procedure as provided in the Town of Castle Rock Municipal Code. Modifications to minor road alignments of streets are expected, and can be accomplished by the developer through the platting process without any amendment to these regulations or to the PD Plan itself.

D. Phasing

The phasing order indicated on the Planned Development is obligatory upon the Developer per the terms and conditions of the Development Agreement.

E. Severability of Provisions

In the event that any provision of this PD Plan or PD Zoning Regulations 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.

F. Public Safety

Facilities for public safety, such as but not limited to Fire Stations, may be located in any zone district within this PD Plan.

SECTION 2 DEVELOPMENT AGREEMENT

These regulations are subject to the terms and conditions of that certain Auburn Ridge Development Agreement, Amendment #3 by and between the Town and the Owner dated _____ and recorded in the Property Records at Reception No. ____, on _____. In the event of any conflict between these regulations and the Development Agreement, the terms of the Development Agreement shall control.

SECTION 3 DEFINITIONS

Definitions not listed within the Auburn Ridge Planned Development Plan and Zoning Regulations No. 1, Amendment 2 shall defer to the Town of Castle Rock Municipal Code Title 17, as amended.

3.1 AGE-RESTRICTED

Age restricted housing shall mean dwelling units for lease or for sale that are limited to person 55 years of age or older.

3.2 INDEPENDENT LIVING FOR SENIORS

Independent Living for Seniors shall mean non-assisted individual dwelling units for person 55 years of age or older.

3.3 MULTI-FAMILY DWELLING UNIT

A building designed for or occupied by three (3) or more families living independently of each other, which may include condominium or townhouse units.

3.4 NON-AGE RESTRICTED

Housing open to people of all ages, with no minimum age requirements for residency or familial status restrictions.

3.5 UNITED STATE GEOLOGICAL SURVEY (USGS) ELEVATION

The vertical distance of the highest point of a structure above sea level.

SECTION 4 OVERALL DEVELOPMENT STANDARDS

These standards are applicable in all planning areas. [only itemize standards that are not in the Municipal Code or differ from the Code. Otherwise, the Municipal Code regulations automatically apply.]

4.1 DISSIMILAR RESIDENTIAL INTERFACE

The Municipal Code Chapter 17.51 Dissimilar Residential Interface Regulations shall apply to the Auburn Ridge Planned Development No. 1, Amendment 2 with the following exceptions:

A. Buffers

1) The buffer may be a minimum of twenty-five feet (25') in width, as measured from the developed residential property line.
2) The buffer must be identified as a separate tract.
3) The buffer must be dimensioned on the site plan.
4) Structures adjacent to the buffer and in Planning Area C shall be single-story, enclosed garages subject to maximum height allowance established in Section 5.3 of these Planned Development Zoning Regulations.

SECTION 5 DEVELOPMENT STANDARDS BY PLANNING AREA

5.1 PLANNING AREA A – MULTI-FAMILY

A. Intent

Planning Area A contains 2-story and 3-story buildings for non-age restricted multi-family use. The purpose of this area is to have the higher unit density buildings farthest away from the single family residences.

B. Permitted Uses

1) Multi-Family dwelling units
   a) Age Restricted
   b) Non-Age Restricted

2) Leasing office, model units
3) Temporary construction trailers/office

C. Accessory Uses (if applicable)

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

D. Uses by Special Review (if applicable)

E. Prohibited Uses (if applicable)

F. Development Standards

1) Maximum number of dwelling units: 72
2) Maximum gross density: 25 dwelling units per acre
3) Maximum building coverage: 40%
4) Setbacks [insert setbacks by Building number, as applicable]
    a. Building 1
        i. From East property line (Auburn Drive ROW): 20'-6"
        ii. From South property line (Castle Highlands, Filing 2): n/a
        iii. From West property line (Omni Gulch): n/a
        iv. From North property line (Auburn Ridge Lot 1): 88'6"
    b. Building 3
        i. From East property line (Auburn Drive ROW): n/a
        ii. From South property line (Castle Highlands, Filing 2): 110'
        iii. From West property line (Omni Gulch): 22'
        iv. From North property line (Auburn Ridge Lot 1): n/a
5) Building Height (represented by the USGS Elevation)
   See Sheet ___ of the PD Plan for Building numbers.
    a) Building 1: 6,332 feet
    b) Building 3: 6,331 feet

5.2 PLANNING AREA B – MULTI-FAMILY

A. Intent

Planning Area B contains single story accessory buildings and 2-story buildings for non-age restricted multi-family use. The purpose of this area is to have lower unit density buildings which are nearest to the single family residences.

B. Permitted Uses

1) Multi-Family dwelling units
    c) Age Restricted
    d) Non-Age Restricted

2) Leasing office, model units
3) Temporary construction trailers/office

C. Accessory Uses (if applicable)

1) Home occupations subject to Town of Castle Rock Municipal Code 17.52.230 (excluding in-home Daycare)

2) Clubhouse and pool house buildings
3) Public Utilities
4) Roadways, bike paths, pedestrian trails
5) Storm water drainage detention areas

D. Uses by Special Review (if applicable)

E. Prohibited Uses (if applicable)

F. Development Standards

1) Maximum number of dwelling units: 32
2) Maximum gross density: 12.3 dwelling units per acre
3) Maximum building coverage: 40%
4) Setbacks
    a. Building 2
        i. From East property line (Auburn Drive ROW): n/a
        ii. From South property line (Castle Highlands, Single-Family): 111'
        iii. From West property line (Omni Gulch): n/a
        iv. From North property line (Auburn Ridge Lot 1): n/a
    b. Building 4
        i. From East property line (Auburn Drive ROW): n/a
        ii. From South property line (Castle Highlands, Single-Family): 101'
        iii. From West property line (Omni Gulch): 22'
        iv. From North property line (Auburn Ridge Lot 1): n/a
    c. Building 5
        i. From East property line (Auburn Drive ROW): n/a
        ii. From South property line (Castle Highlands, Single-Family): 25'
        iii. From South property line (Castle Highlands Open Space): 22'
        iv. From West property line (Omni Gulch): 22'
        v. From North property line (Auburn Ridge Lot 1): n/a
    d. Building - Clubhouse
        i. From East property line (Auburn Drive ROW): 15'-5"
        ii. From South property line (Castle Highlands, Single-Family): 117'
        iii. From West property line (Omni Gulch): n/a
        iv. From North property line (Auburn Ridge Lot 1): n/a

5) Building Height (represented by the USGS Elevation)
   See Sheet ___ of the PD Plan for Building numbers.
    a) Building 2: 6,333 feet
    b) Building 4: 6,335 feet
    c) Building 5: 6,335 feet

5.3 PLANNING AREA C – DETACHED ENCLOSED GARAGES

A. Intent

Planning Area C is a buffer zone containing screening vegetation, trees, parking, fencing and single-story enclosed garages. The purpose of this area is create a visual distance between the housing units and the single-family residences.

B. Permitted Uses

1) Single-story, enclosed shared garages
2) Landscape buffer
3) Drainage channel or swale

C. Accessory Uses (if applicable)

1) Public Utilities

D. Development Standards

1) Maximum number of garages: 6
2) Maximum building coverage: 40%
3) Setbacks [insert dimension b-e as applicable]
    a) Minimum twenty-five (25') wide landscape buffer shall be installed adjacent to Lots 22-27, Block 5, of Castle Highlands Filing No. 2. Structure are prohibited. Buffer shall include:
        i. Mix of deciduous and evergreen trees
        ii. Evergreen trees shall be a minimum eight to ten feet (8' – 10') tall at planting (measured from top of the root ball).
        iii. Solid fence or wall along property line shall be a minimum six feet (6') tall (measured from existing grade)
    b) Garage 1
        i. From East property line (Auburn Drive ROW): 77'
        ii. From South property line (Castle Highlands, Single-Family): 25'__
        iii. From West property line (Omni Gulch): n/a
        iv. From North property line (Auburn Ridge Lot 1): n/a
    c) Garage 2
        i. From East property line (Auburn Drive ROW): n/a
        ii. From South property line (Castle Highlands, Single-Family): 25'__
        iii. From West property line (Omni Gulch): n/a
        iv. From North property line (Auburn Ridge Lot 1): n/a
    d) Garage 3
        i. From East property line (Auburn Drive ROW): n/a
        ii. From South property line (Castle Highlands, Single-Family): 25'__
        iii. From West property line (Omni Gulch): n/a
        iv. From North property line (Auburn Ridge Lot 1): n/a
    e) Garage 4
        i. From East property line (Auburn Drive ROW): n/a
        ii. From South property line (Castle Highlands, Single-Family): Minimum 25'

iii. From West property line (Omni Gulch): n/a
iv. From North property line (Auburn Ridge Lot 1): n/a

f) Garage 5
i. From East property line (Auburn Drive ROW): n/a
ii. From South property line (Castle Highlands, Filing 2): 27'__
iii. From West property line (Omni Gulch): n/a
iv. From North property line (Auburn Ridge Lot 1): n/a

g) Garage 6
i. From East property line (Auburn Drive ROW): n/a
ii. From South property line (Castle Highlands, Single-Family): 25'__
iii. From South property line (Castle Highlands Open Space): n/a
iv. From West property line (Omni Gulch): n/a
v. From North property line (Auburn Ridge Lot 1): n/a

4) Building Height (represented by the USGS Elevation)
See Sheet ___ of the PD Plan for Garage numbers.

a) Garage 1: 6,313 feet
b) Garage 2: 6,313 feet
c) Garage 3: 6,313 feet
d) Garage 4: 6,313 feet
e) Garage 5: 6,314 feet
f) Garage 6: 6,315 feet

SECTION 6 ARCHITECTURAL STANDARDS

Materials: Materials used on residence buildings, clubhouse and other accessory buildings such as garages and trash enclosures are to be aligned with Castle Rock design. Exterior residential materials include stone, stucco, vertical and horizontal siding on all sides of buildings to provide a seamless integration with the existing character of the surrounding residential community. The colors of the exterior materials shall be earth tones that blend in with the adjacent, similar-use buildings to create a complete and cohesive neighborhood for Castle Rock residents.

Topography: Site development shall work with the topography in a manner that is beneficial to the site and the existing surrounding context. Massing shall take the sloping nature of the site into consideration with regards to building heights and footprints.

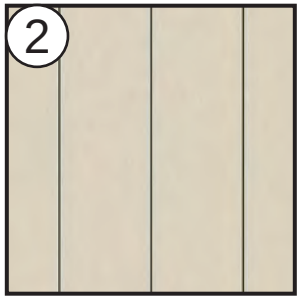
Elevations: The architectural elevations have been included to demonstrate the level of quality in Architecture planned for this site. Final architectural elevations shall be substantially similar, as determined by the town, to the future development.



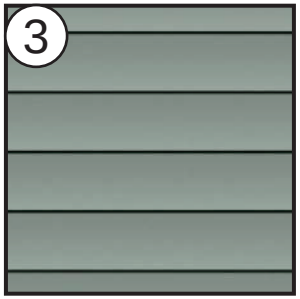
FIGURE 1 – FRONT ELEVATION



STONE VENEER
SUNSET STONE BLEND



VERTICAL SIDING
SW NAVAJO WHITE



HORIZONTAL SIDING
SW HALYCON GREEN



STUCCO
SW PEWTER TANKARD



TRIM
SW IRON ORE



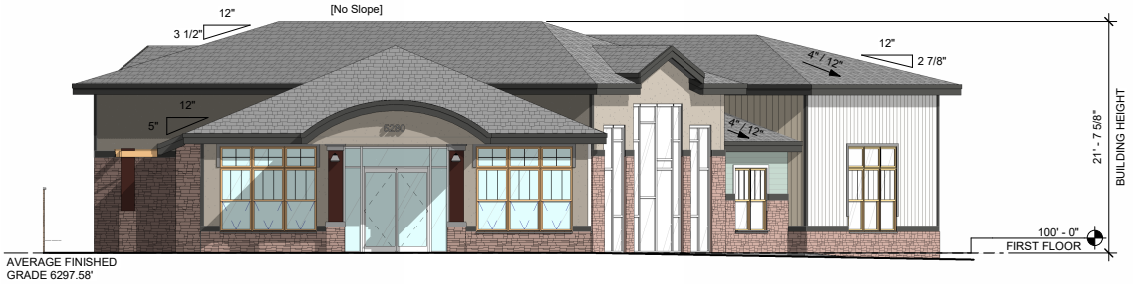
ASPHALT SHINGLES
SLATE GRAY



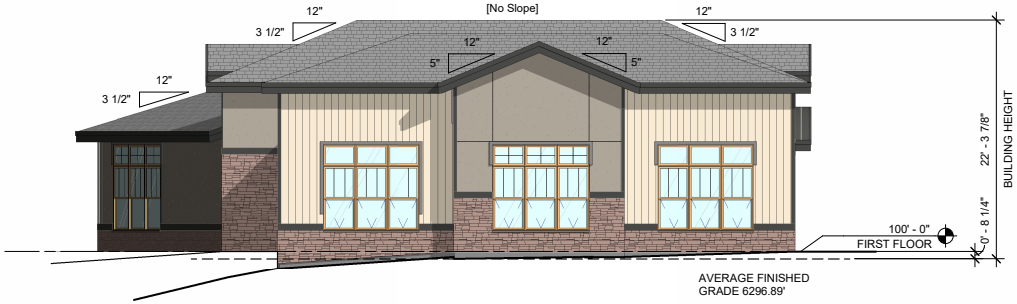
FIGURE 1 – SITE PERSPECTIVE



FIGURE 1 – SITE PERSPECTIVE

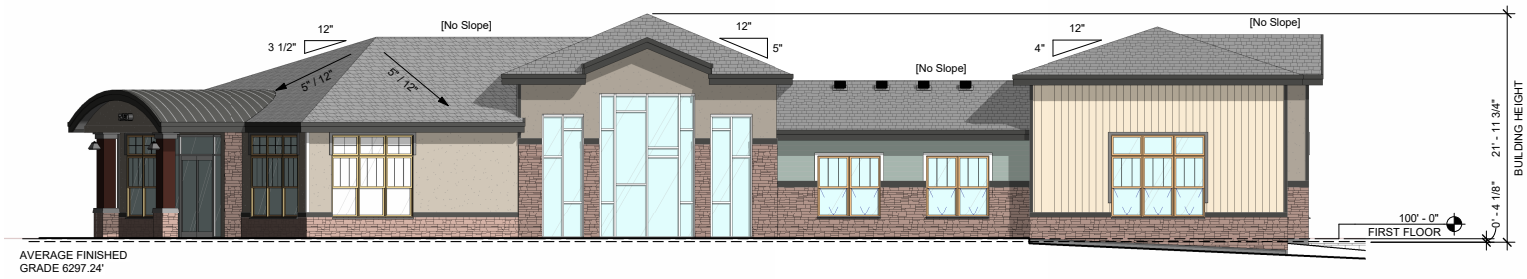


1 CLUBHOUSE SOUTH ELEVATION
1/8" = 1'-0"

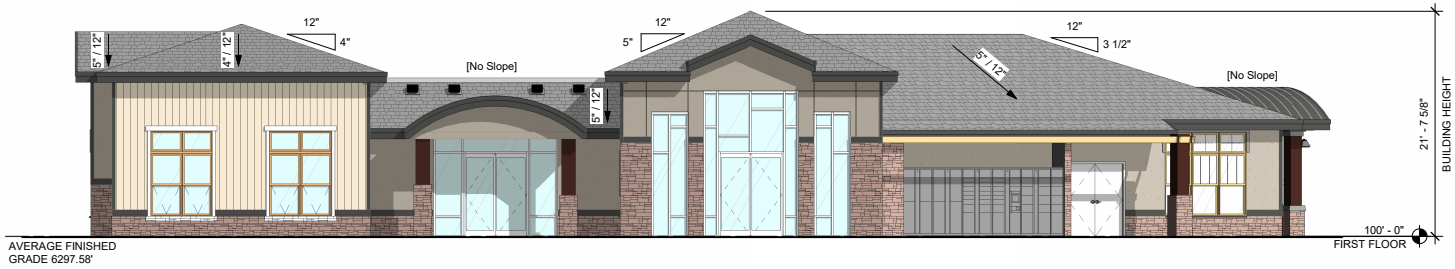


3 CLUBHOUSE NORTH ELEVATION
1/8" = 1'-0"

FIGURE 3 – CLUBHOUSE ELEVATIONS



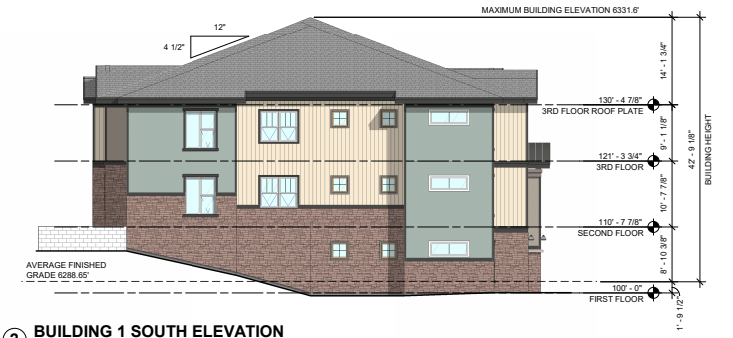
2 CLUBHOUSE EAST ELEVATION
1/8" = 1'-0"



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



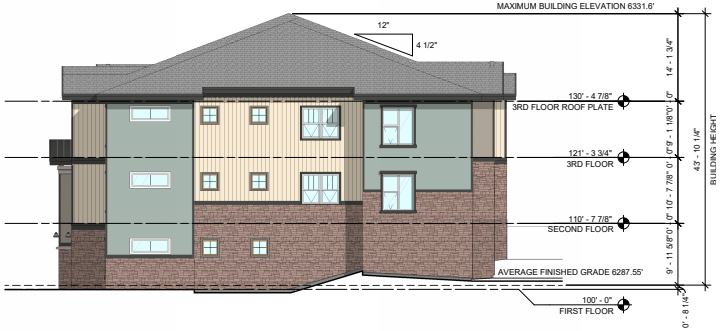
1 **BUILDING 1 EAST ELEVATION**
1" = 10'-0"



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



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

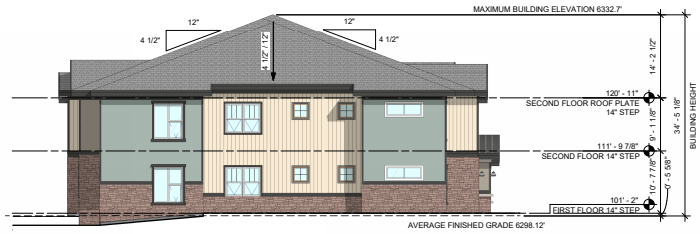


4 **BUILDING 1 NORTH ELEVATION**
1" = 10'-0"

FIGURE 3 – BUILDING 1 ELEVATIONS



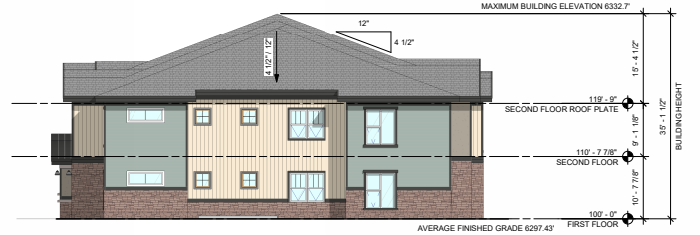
1 **BUILDING 2 SOUTH ELEVATION**
1" = 10'-0"



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

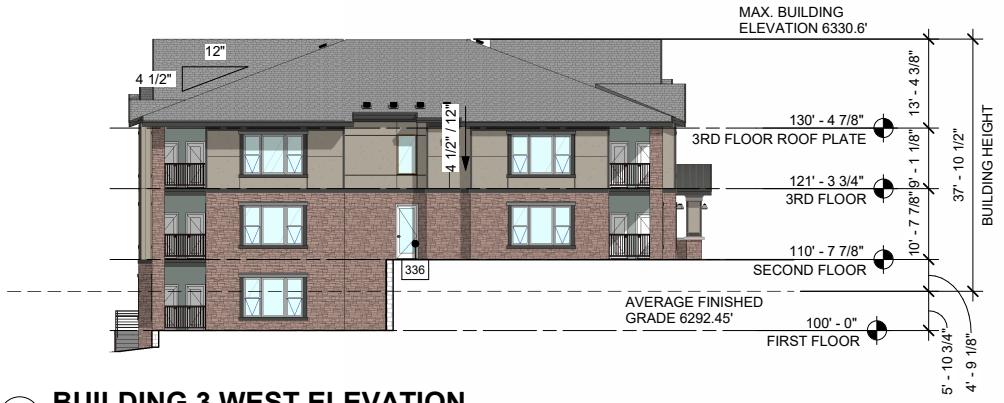


1 BUILDING 3 SOUTH ELEVATION
1/16" = 1'-0"

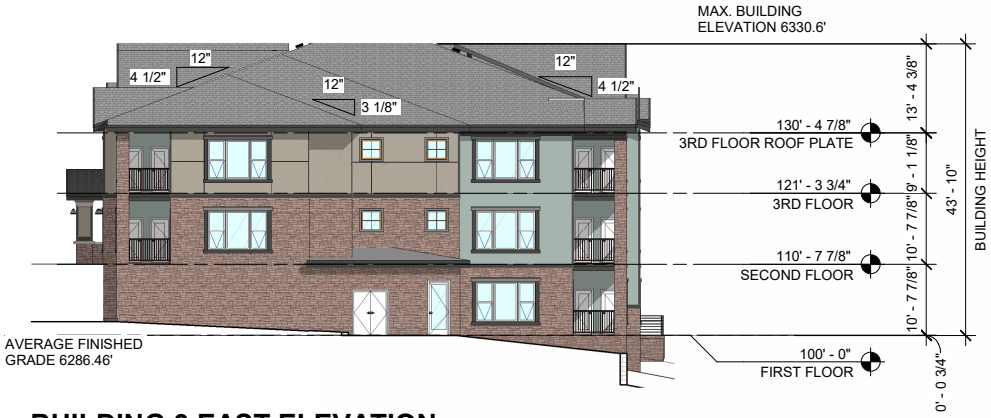


2 BUILDING 3 NORTH ELEVATION
1/16" = 1'-0"

FIGURE 3 – BUILDING 3 ELEVATIONS

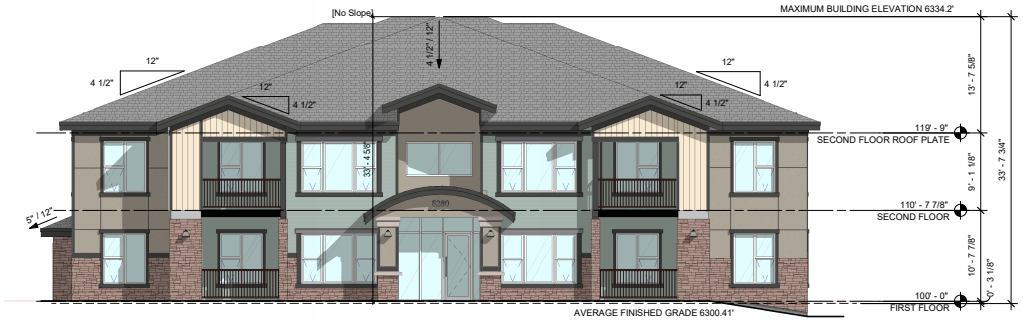


3 BUILDING 3 WEST ELEVATION
1/16" = 1'-0"



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

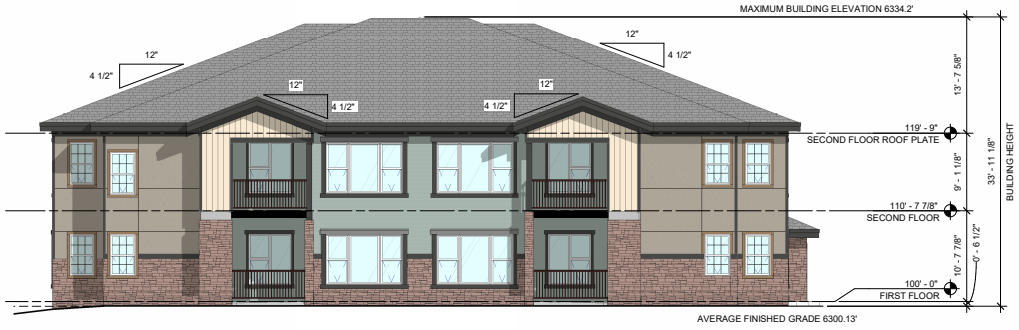
FIGURE 3 – BUILDING 3 ELEVATIONS



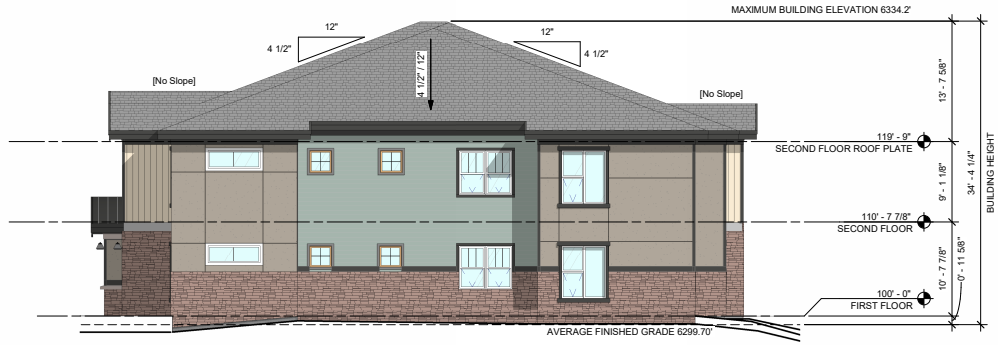
1 **BUILDING 4 SOUTH ELEVATION**
1/8" = 1'-0"



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

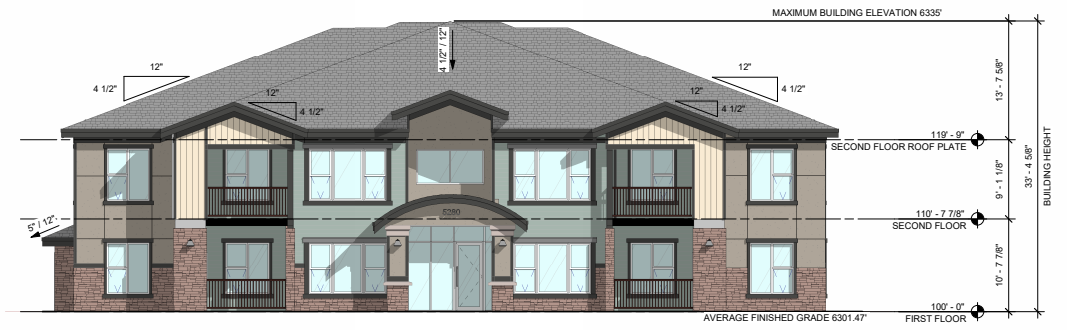


3 **BUILDING 4 NORTH ELEVATION**
1/8" = 1'-0"

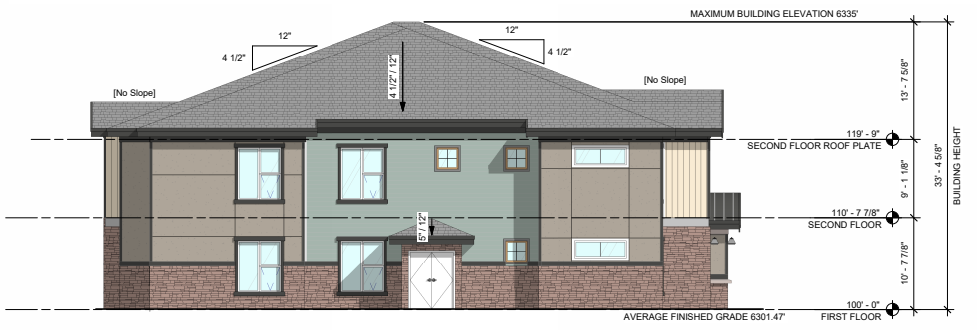


4 **BUILDING 4 EAST ELEVATION**
1/8" = 1'-0"

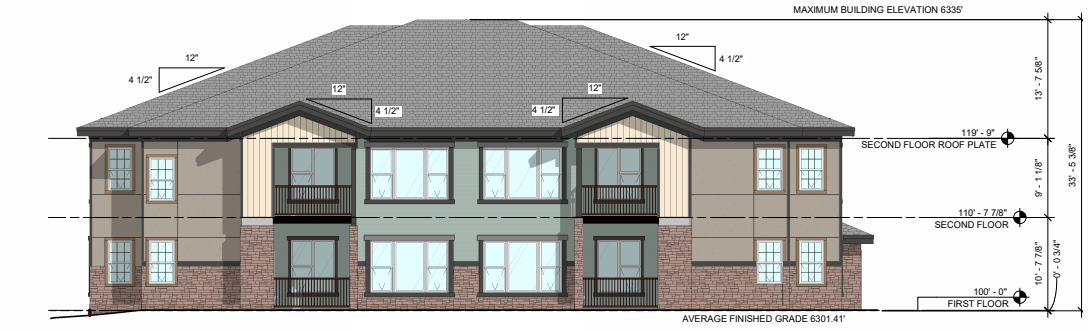
FIGURE 3 – BUILDING 4 ELEVATIONS



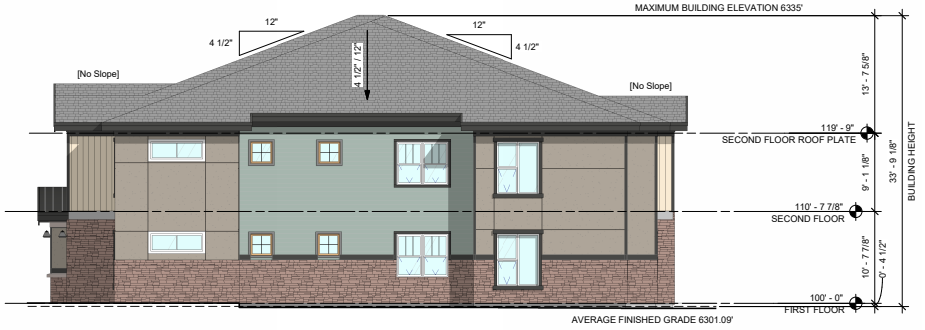
1 **BUILDING 5 EAST ELEVATION**
1/8" = 1'-0"



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"

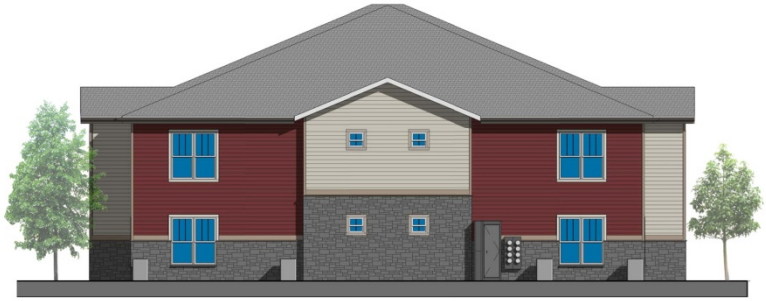


BUILDING 2 SIDE ELEVATION (FIRE RISER)
1/8" = 1'-0"

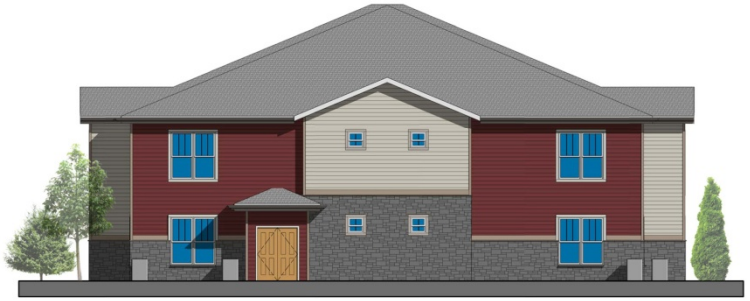
FIGURE 4 – BUILDING 2 & 3 ELEVATIONS



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"

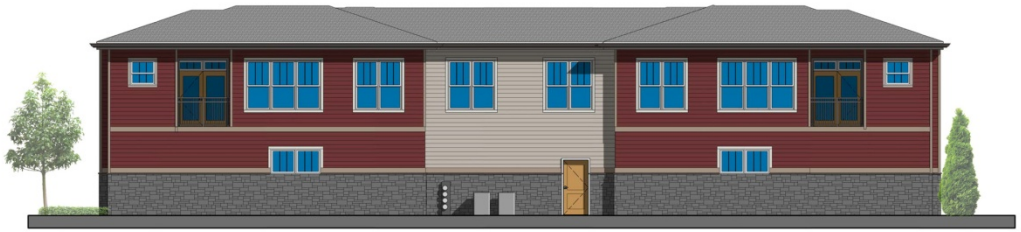
FIGURE 4 – BUILDING 4,5 & 6 ELEVATIONS



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