

Neighborhood Meeting Summary

Application: Auburn Ridge Planned Development Plan Amendment and Auburn Heights Site Development Plan Amendment

Property Owner: Atlantic Development (represented by John Cichon)

Meeting #: 3 (2 additional meetings will be required prior to public hearings)

Date/Time: Wednesday, January 14, 2026 @ 6 pm (Adjourned at approximately 8 pm)

Meeting Location: MAC Activity Center

Councilmember District: Kevin Bracken

Applicant's Proposal:

The owner is proposing an amendment to the Auburn Ridge Planned Development Plan and Zoning Regulations to remove the 55+ age restriction and increase the number of units from 100 to 1004. In addition, the owner is proposing an amendment to the Site Development Plan that increases the number of units to 104, and reconfigures the site to move the residential buildings farther away from the single-family neighborhood to the south, and will establish finished grade and maximum roof line elevations.

Attendees

Applicant Representatives:

John Cichon, Atlantic Development Co.

David Lash, PWN Architects

Public Attendees: 11

Town Staff Attendees:

Tara Vargish, Development Services Director

Sandy Vossler, Senior Planner

Presentation Description

Applicant's Presentation:

A representative of Atlantic Development provided introductions, the background of the company, a summary of development in Castle Rock and noted the reason for the rezoning application being to remove the age-restriction and increase the number of units by 4. A member of the development team then presented a PowerPoint presentation that gave an overview of the current Planned Development Plan, the zoning regulations and the currently approved site plan. Previous neighborhood concerns included the proximity of the 2-story buildings to the single-family neighborhood.

The proposed site plan changes were highlighted, including shifting the 2-story residential buildings away from the single-family homes, installation of enhanced landscaping in the buffer, the location of the 1-story garages and redesign of the 3-story buildings with a step-down feature that orients the 2-story façade toward the single-family neighborhood. An exhibit of the colors and materials and renderings of the building was shown. Acknowledging negative comments over the years, a commitment was made to repaint the existing Senior facility and

the Auburn Brook Apartments to a new color scheme that is complementary to the exhibit shown.

Site sections were shown from many of the adjacent single-family home. The exhibits identified the first-floor elevations of the homes, the proposed grade elevations of the garages and residential buildings close to the garages. The owner's representative confirmed that dirt that was stockpiled on the site when the Senior facility was built, and it would be removed and the site would be returned to previous grades. Cross-sections were shown demonstrating the current grades and the proposed lower finished grade.

Questions Presented to Applicant:

Q: Will the finished grading be from the level of the stockpile elevations or from the original grade prior to the stockpiling of dirt on the site?

A: The owner's representative stated that final grading will be from the pre-stockpile elevations, and expect the export of dirt from the site to be significant.

Q: How will you confirm the finished grade complies with the established elevations?

A: Site surveys will be conducted and submitted to the Town to verify the finished grade and slab height elevations. The amended zoning regulations will be more precise on grading elevations, and the building heights than the previous zoning documents.

Q: What is the setback from the residential fences to the back of garages?

A: The setback is a minimum of 25 feet, with enhanced landscaping planted in the buffer area. The owner will work with residents to plant what they want to see in the buffer, within the parameters of the Town's approved plant list.

Q: Are new fences being added around the project? And is the trail connection to the adjacent neighborhood park being removed?

A: The owner will not be replacing rear fences of the single-family lots, but will install a 6-foot fence with no gate access from the single-family neighborhood and the adjacent neighborhood park. The trail connection has been removed based on previous feedback from the adjacent neighbors.

Q: What is the setback of Building 5 from the nearest residential lot.

A: It was estimated to be 100 to 120 feet.

Q: Are the garages going to be single-story?

A: Yes. The structure itself will be approximately 15 feet, but it's the finished grade in relation to the first-floor elevations of the homes that will provide assurance of the visual impact of the garages. The elevations will be established in the PD zoning regulations, and surveys will be required throughout the build process to verify the elevations are being met.

Q: Why can't the perceived height and visibility of the garages be the same for each lot; it seems some adjacent neighbors will be less visually impacted by the garages.

A: It was explained that the grade of the site won't exactly follow the varied grade of the each of the residential lots. Reasons for this are tied to the need for the site to meet existing grades of Auburn Drive, with access points and internal drive aisles meeting the ADA requirements, for the site to meet the grade of the adjacent parking lot for cross-connection to the Senior facility site, and for the overall grading on the site to effect a positive flow of stormwater away from the south property line to the northwest where the detention pond is located. The detention pond is necessarily at the lowest point of the site. There may be some flexibility to reduce the garage roof slope to reduce the height further.

Q: How far are Building 4 window from a specific residential home's windows?

A: The home identified is 127 feet from the east façade of the Building 4.

Q: By removing the age-restriction from the zoning, younger people will be allowed to live there, and the impact is perceived by the neighbors will be greater with more traffic, and more students in the school system. Since the community doesn't appear to support this, why are you requesting the change, why can't you build the age-restricted community.

A: The owner's representative explained that the site was originally zoned with the 55+ age restriction as the development was intended to be a housing type complementary to the Senior facility. At the time the Senior facility was proposed the owner applied for and received low-income tax credits from the State of Colorado that made the facility more affordable to build and enabled them to offer reduced rents. They intended to use the same financing model for this proposed development, however, their applications to the state were denied on 3 separate occasions. For this reason, they have shifted to a market-rate multifamily product.

Q: Why was Atlantic's ability to do business in Colorado revoked?

A: The owner's representative state that Atlantic is the brand, not the ownership. Each property is run by a different entity.

Q: Are you proposing Section 8 housing?

A: No, this won't be Section 8 housing, it will be market-rate for lease, as are the Auburn Brook apartments located at the corner of Wolfensberger Road and Auburn Drive.

Q: Is the parking lot at the current Senior facility remaining, or is something being built there?

A: The parking lot will remain; nothing is being constructed there. That parking lot meets the parking demands of the Senior facility. There will be a cross-connection driveway from the Senior facility parking lot to this proposed development.

Q: Will there be enough parking for this new development? Or will they have to park on the street.

A: This development will provide a total of 220 parking spaces for the 104 units. This exceeds the Town's parking requirements. Parking will be a combination of enclosed garage spaces and surface parking.

Q: What are the dimensions of the garages? Some vehicles are too long to fit into garages.

A: The depth will be 21 feet, and the door opening will be 8 feet by 8 feet.

Q: Is the Senior facility remaining age-restricted?

A: Yes. The Senior facility is required to remain age-restricted for 30 years.

Q: What is the process for the rezoning and site development plan?

A: Two to four additional neighborhood meetings will be held. You'll receive written notices for those meetings, just like you did for this meeting. Once the two proposals have gone through review by the Town and the additional neighborhood meetings have been held, then there will be public hearings before the Planning Commission and Town Council. You will have opportunities at the neighborhood meetings to continue to engage with the developer, and then at the public hearings you will have the opportunity to address the Planning Commission and Town Council with your comments and concerns. You are also welcome to contact Town staff at any time in the process with questions.

Q: When is construction anticipated to begin? And how long will it last?

A: It will take a year to get through not only the rezoning and site plan process, but also review of construction documents and building permits. Weather permitting construction is expected to begin in early 2027 and last about 18 months.

Q: What are you doing to prevent light pollution?

A: The proposed lighting plan must meet the Town lighting regulations. The Town's lighting regulations are based on Dark Skies guidelines.

Q: One comment card was received from a resident living on Granger Court. The request is for elevations and sight line exhibits, and metrics from 1715 Granger Court.

A: The applicant will provide additional information at the next neighborhood meeting.