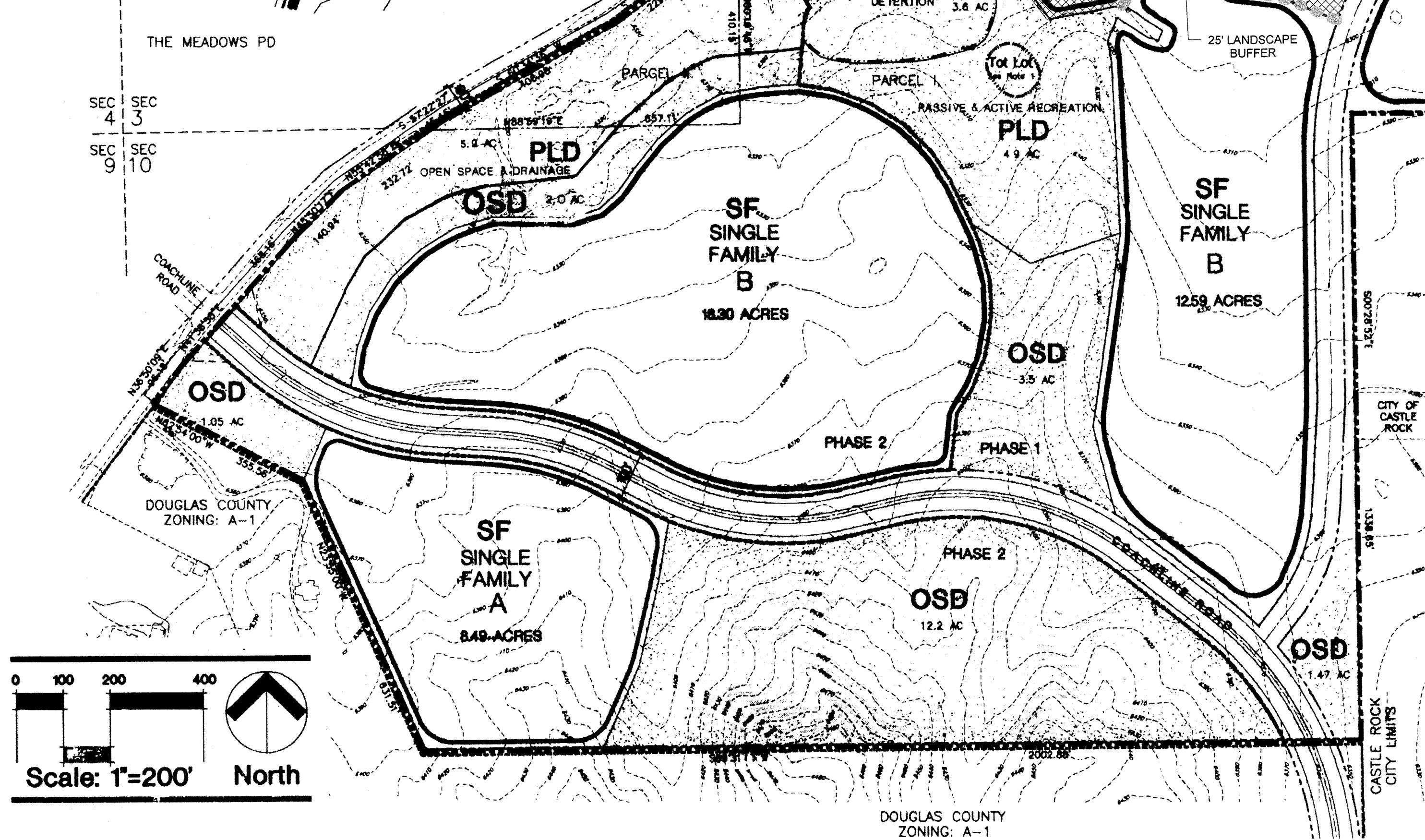
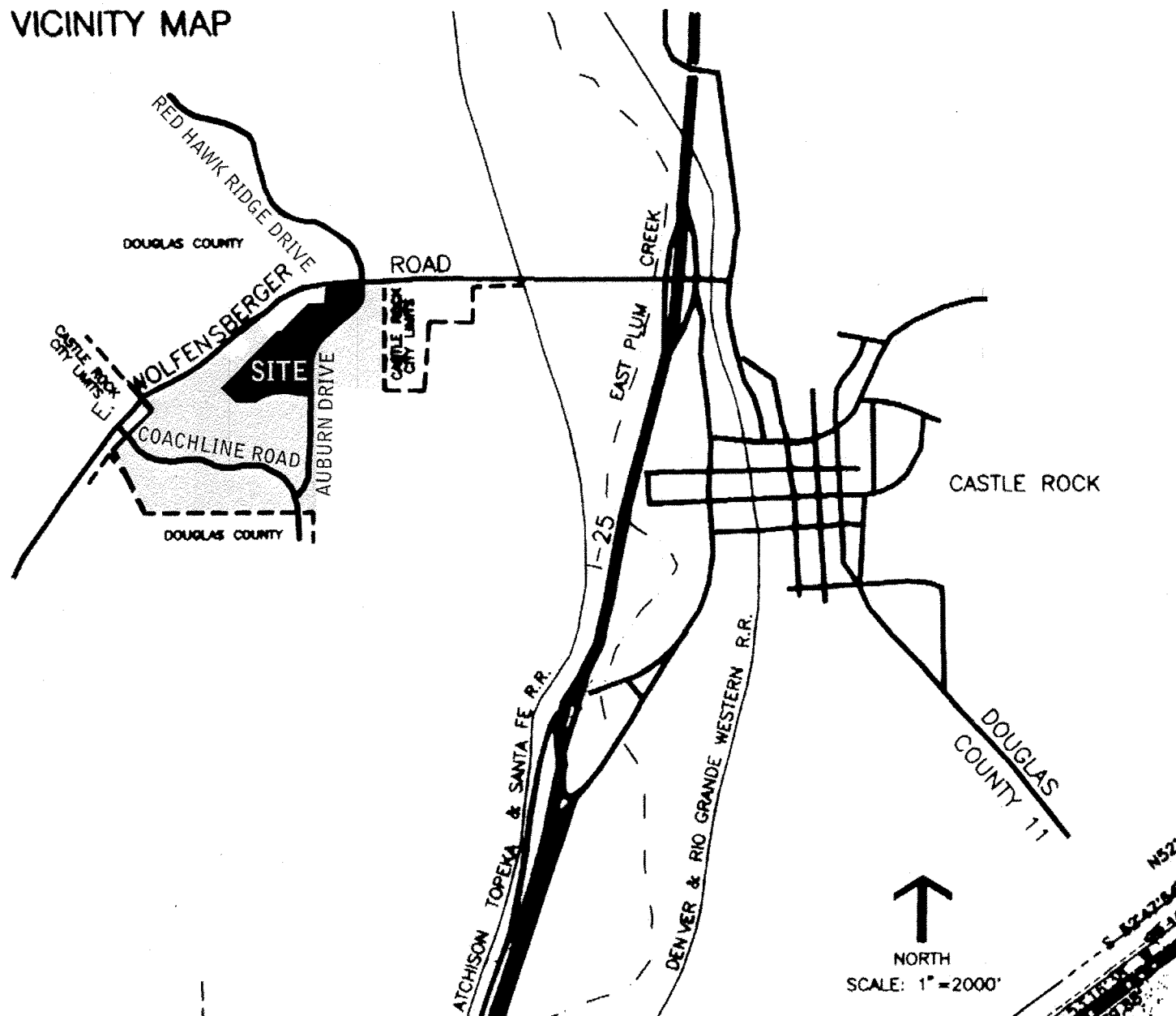


# Auburn Ridge Planned Development Plan No. 1, Amendment 1

LOCATED IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP



**TITLE CERTIFICATION**  
 [Signature] AN AUTHORIZED REPRESENTATIVE OF  
 Land Title Guarantee Company 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 (LOT 2, BLOCK 7, CASTLE HIGHLANDS FILING NO. 258  
 4TH AMENDMENT) ARE LISTED IN THE CERTIFICATE OF  
 OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE  
 SIGNED  
 THIS 14th DAY OF November, 2016  
 LAND TITLE GUARANTEE COMPANY  
 [Signature]  
 AUTHORIZED REPRESENTATIVE  
 NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF  
 November, 2016.  
 LINDSAY DUNSTON  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20094015661  
 MY COMMISSION EXPIRES 09/29/2018  
 BY: [Signature]  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 9/29/18

**OWNERSHIP CERTIFICATION**  
 THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE PROPERTY DESCRIBED HEREIN IN  
 THE TOWN OF CASTLE ROCK.  
 [Signature] JESSICA RAYMOND  
 AUBURN VENTURES II, LP, A COLORADO LIMITED PARTNERSHIP  
 SIGNED THIS 31 DAY OF October, 2016  
 NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF October, 2016  
 BY: [Signature] JESSICA RAYMOND AS  
 Manager OF AUBURN  
 VENTURES II, LP  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 [Signature] JANE MALKO  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES April 22, 2018  
 JANE MALKO  
 Notary Public - State of Colorado  
 MARICOPA COUNTY  
 My Commission Expires April 22, 2018

**TOWN CERTIFICATION**  
 A. PLANNING COMMISSION RECOMMENDATION:  
 THIS PLANNED DEVELOPMENT AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE  
 PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 23rd DAY  
 OF July, 2015.  
 [Signature] Max Good  
 CHAIR  
 DATE 1 Nov 2017  
 ATTEST:  
 [Signature] BOB BOYD  
 DIRECTOR OF DEVELOPMENT SERVICES  
 DATE 11/2/17

**B. TOWN COUNCIL APPROVAL:**  
 THIS PLANNED DEVELOPMENT AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF  
 THE TOWN OF CASTLE ROCK, COLORADO, ON THE 20th DAY OF Sept  
 2016.  
 [Signature] [Name]  
 MAYOR  
 DATE 11-7-17  
 ATTEST:  
 [Signature] Lisa Anderson  
 TOWN CLERK  
 DATE 11-7-17

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**  
 THIS PLANNED DEVELOPMENT AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE  
 COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:48 ON THE 9th DAY OF  
 Nov  
 2017 AT RECEPTION NO. 2017076566  
 DOUGLAS COUNTY CLERK AND RECORDER  
 BY: [Signature] Tulaya Paul  
 DEPUTY  
 DOUGLAS COUNTY, COLORADO  
 SEAL  
 EST. 1874

**LAND USE LEGEND**

USE AREAS	USE	EXISTING			AMENDED			MAX. BLDG. HEIGHT
		ACRES	DU/AC	DU	ACRES	DU/AC	DU	
MF 1 **	MF 1 **	3.23	28.00	90	3.23	28.00	90	45'
	MF 2 (TOTAL)	6.13	17.00	100	6.13*	16.3*	100*	45*
	PLANNING AREA A	3.73	20.4	76	3.73	20.4	76	45'
PLANNING AREA B	PLANNING AREA B	2.4	10	24	2.4	10	24	35'
	MF 3 (TOTAL) **	4.78*	20.1*	96*	4.78*	20.1*	96*	45*
PLANNING AREA A	PLANNING AREA A	1.56	15.4	24	1.56	15.4	24	35'
	PLANNING AREA B	3.22	22.4	72	3.22	22.4	72	45'
PRIVATE OPEN SPACE (easements within site)	C	(.44)			(.44)			
	DETECTION POND	(.44)			(.44)			
DETECTION POND	MF 2	(.25)			(.25)			
	DETECTION POND	(.25)			(.25)			
<b>TOTAL SITE</b>		14.14		286	14.14	20.2 UNITS PER ACRE	286	

\* BROKEN DOWN INTO TWO SEPARATE PLANNING AREAS  
 \*\* NOT A PART OF THIS AMENDMENT

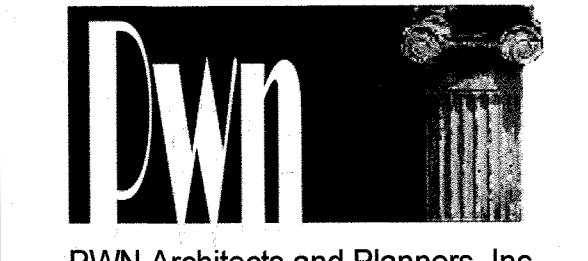
**GENERAL NOTES**

- The parking standard for Independent Living for Seniors in Planning Area MF1 and MF2 shall be 1 parking space per dwelling unit plus 1 parking space per 5 units devoted to guest parking and management personnel. If MF2 develops as non-age restricted multi-family, the Town's standard parking requirements shall apply.
- A 25' landscaped buffer setback in Planning Area MF2 adjacent to Lots 22-27, Block 5, of Castle Highlands Filing No. 2 shall be required with the site plan approval of MF2.
- The Auburn Ridge PD may be developed in phases. MF1 is proposed to be developed in Phase 1, however infrastructure is in place to allow the development of either MF1 or MF2 as Phase 1.
- The transportation Master Plan categorizes the future ROW of Wolfensberger Road as a major arterial with a 110' ROW. Additional ROW may need to be dedicated to the Town by Plat or separate instrument.

**LEGAL DESCRIPTION**  
 LOT 2, AUBURN RIDGE, ACCORDING TO  
 THE RECORDED PLAT THEREOF, COUNTY  
 OF DOUGLAS, STATE OF COLORADO.

**LIENHOLDER SUBORDINATION CERTIFICATE**  
 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 DECEMBER 27, 2013 AT RECEPTION NO. 2013098580, DOUGLAS COUNTY,  
 COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND  
 RESTRICTIONS OF THIS DOCUMENT.  
 [Signature] Stuart Katz  
 NATIONAL MORTGAGE INVESTORS, LLC,  
 A CONNECTICUT LIMITED LIABILITY COMPANY  
 SIGNED THIS 31 DAY OF October, 2016  
 NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF October  
 2016 by [Signature] Stuart Katz AS [Signature] Manager  
 OF NATIONAL MORTGAGE INVESTORS, LLC  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 [Signature] Jane Malko  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES April 22, 2018  
 JANE MALKO  
 Notary Public - State of Colorado  
 MARICOPA COUNTY  
 My Commission Expires April 22, 2018

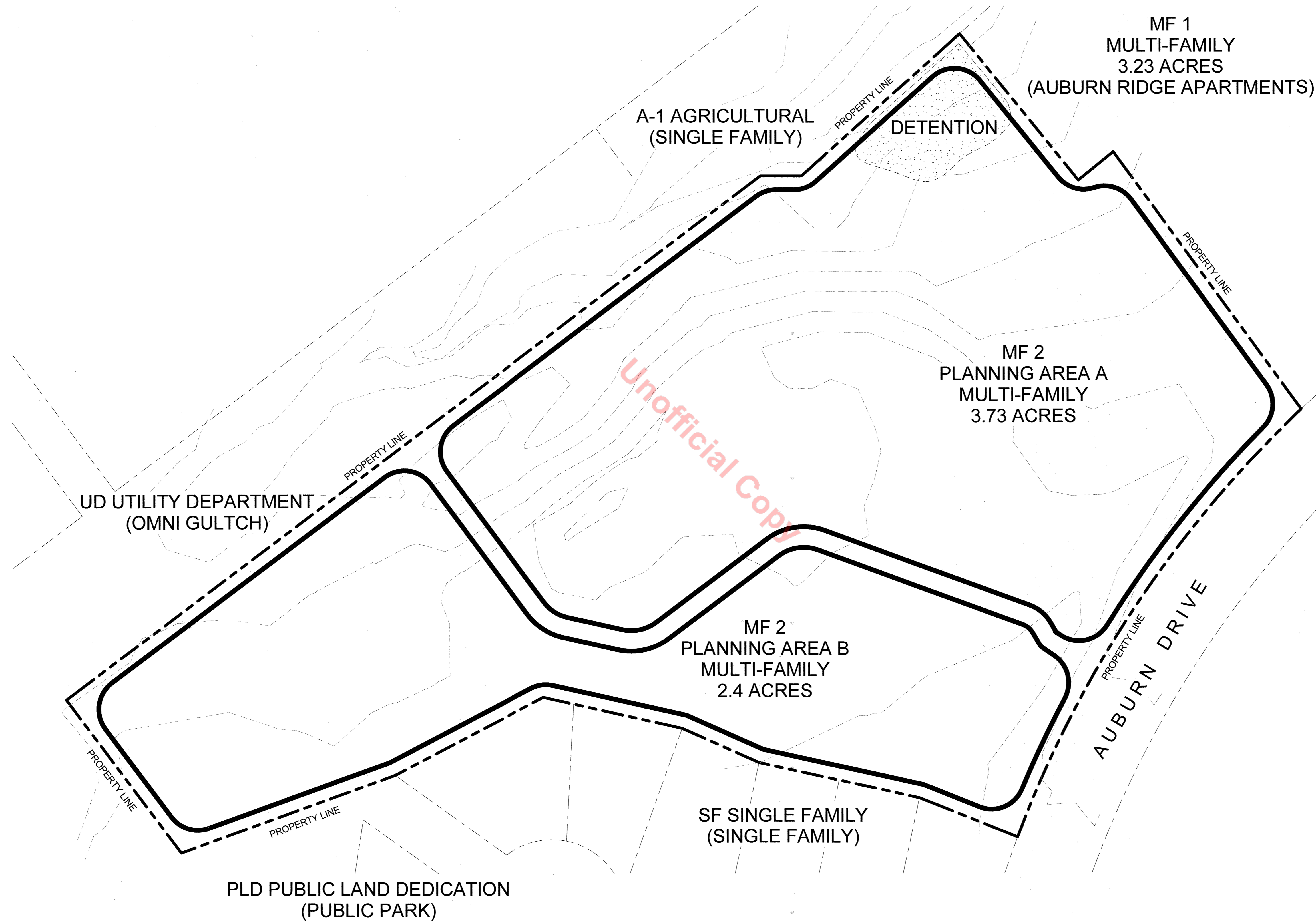
SHEET  
 1 of 2



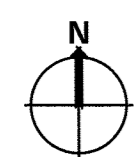
AUBURN RIDGE PLANNED DEVELOPMENT  
 PLAN NO. 1, AMENDMENT 1  
 PROJECT NO. COZ14-0001  
 APPLICANT:  
 AUBURN VENTURES II, LP  
 15957 N 81ST STREET, SUITE 101  
 SCOTTSDALE, AZ 85260  
 AUGUST 29, 2016  
 9250 E Costilla Avenue | Suite 620  
 Greenwood Village, CO 80112  
 voice: 303.649.9880 fax: 303.649.9870  
 pwnarchitects.com

# Auburn Ridge Planned Development Plan No. 1, Amendment 1

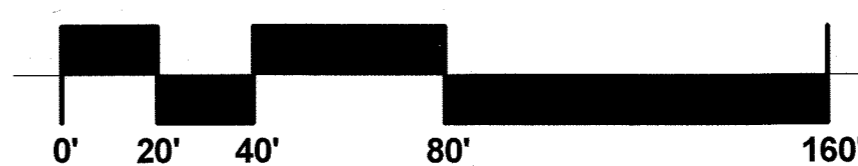
LOCATED IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Unofficial Copy



Rezone Planning Areas  
1" = 40'-0"



AUBURN RIDGE PLANNED DEVELOPMENT  
PLAN NO. 1, AMENDMENT 1

PROJECT NO. COZ14-0001

APPLICANT:  
AUBURN VENTURES II, LP  
15957 N 81ST STREET, SUITE 101  
SCOTTSDALE, AZ 85260

AUGUST 29, 2016

SHEET  
2 of 2



PWN Architects and Planners, Inc.

9250 E Costilla Avenue | Suite 620  
Greenwood Village, CO 80112  
voice 303.649.9880 fax 303.649.9870  
pwnarchitects.com

**ORDINANCE NO. 2015-024**

**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING THE AUBURN RIDGE PLANNED DEVELOPMENT PLAN NO. 1, AMENDMENT 1 AND APPROVING THE AUBURN RIDGE PLANNED DEVELOPMENT PLAN NO. 1, AMENDMENT 1 ZONING REGULATIONS**

**WHEREAS**, Auburn Ventures, LLC ("Applicant") has requested an amendment to the PD Planned Development zoning of the property described in the attached *Exhibit 1* ("Property"); and

**WHEREAS**, the Applicant has requested approval of the Auburn Ridge Planned Development Plan No. 1, Amendment 1 ("PDP") *Exhibit 2*; and

**WHEREAS**, the Applicant has requested approval of the Auburn Ridge Planned Development Plan No. 1, Amendment 1 Zoning Regulations ("Zoning Regulations") attached as *Exhibit 3*, as the same affect the Property; and

**WHEREAS**, the PDP complies with Chapter 17.36 of the Castle Rock Municipal Code, the Town's Vision 2020 and the Comprehensive Master Plan; and

**WHEREAS**, public hearings on the PDP and Zoning Regulations have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

**NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK AS FOLLOWS:**

**Section 1. Zoning District Map Amendment.** The Town's Zoning District Map pertaining to the Property is amended to conform to the Auburn Ridge Planned Development Plan No. 1, Amendment 1.

**Section 2. Planned Development Plan Approval.** The Auburn Ridge Planned Development Plan No. 1, Amendment 1 is hereby approved.

**Section 3. Zoning Regulations Approval.** The Auburn Ridge Planned Development Plan No. 1, Amendment 1 Zoning Regulations pertaining to the Property, are hereby approved.

**Section 4. Effective Date.** With the effective date of this ordinance, the Property is subject to the Castle Rock Municipal Code and all ordinances, resolutions, rules and regulations of the Town of Castle Rock.

**Section 5. Severability.** If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of

competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

**Section 6. Safety Clause.** The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational to the legislative object sought to be obtained.


**APPROVED ON FIRST READING** this 4th day of August, 2015, by a vote of 5 (five ) for and 0 (zero) against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

**PASSED, APPROVED AND ADOPTED** this 20<sup>th</sup> day of September, 2016, by the Town Council of the Town of Castle Rock, Colorado, on second and final reading by a vote of 4 for and 2 against.

ATTEST:

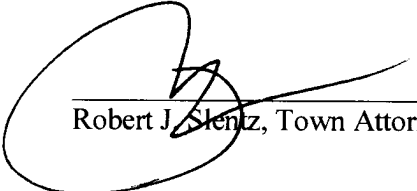
TOWN OF CASTLE ROCK

  
Sally A. Misare, Town Clerk

  
Paul Donahue, Mayor

Approved as to form:

Approved as to content:

  
Robert J. Slentz, Town Attorney

  
Bill Detweiler, Director of Development Services

Unofficial Copy

**LEGAL DESCRIPTION**

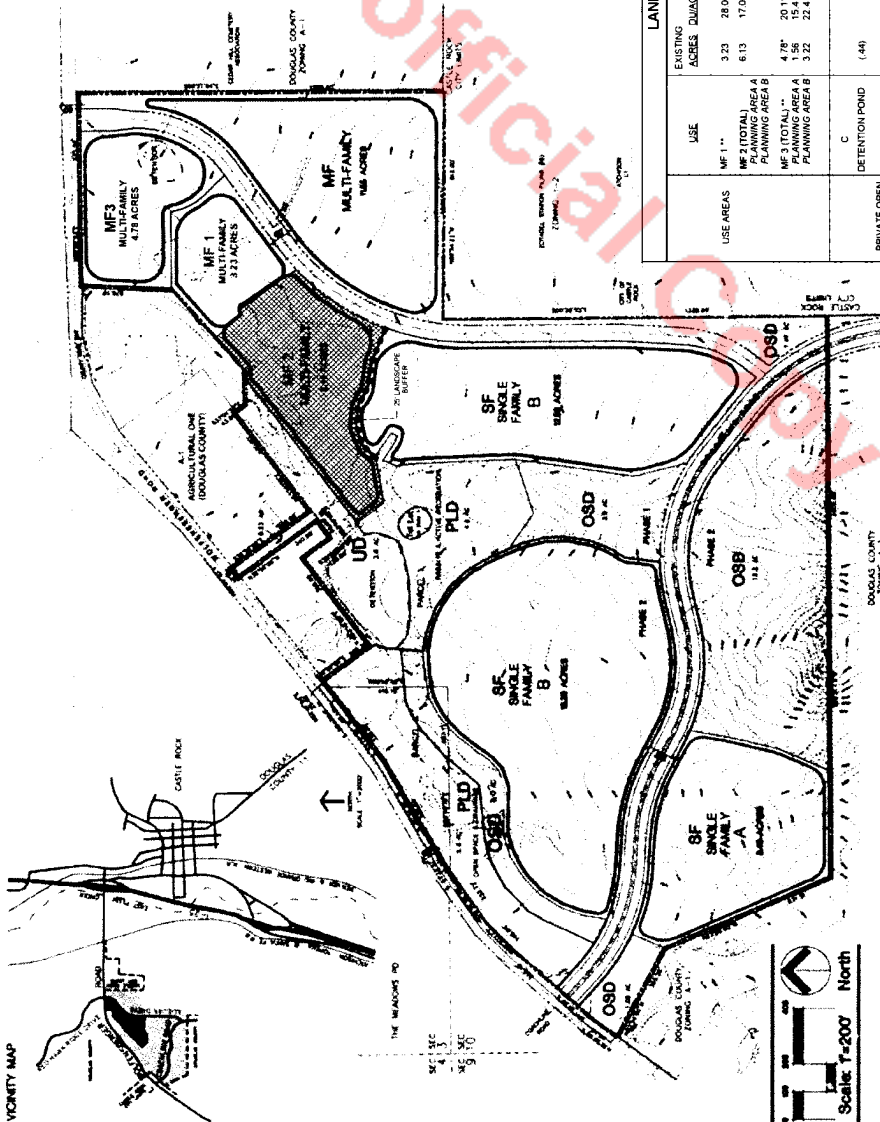
Lot 2 Auburn Ridge

Unofficial Copy



# Auburn Ridge Planned Development Plan No. 1, Amendment 1

LOCATED IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 10TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**TITLE CERTIFICATION**  
 I, \_\_\_\_\_, AN AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_, TITLE INSURANCE COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE PROPERTY LOT 2, BLOCK 7, CASTLE HIGHLANDS PLANNING NO. 2, AMENDMENT 1, LISTED IN THE CERTIFICATE OF INTEREST AND DEVELOPMENT CERTIFICATE, SIGNED BY \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AS \_\_\_\_\_ OF AUBURN VENTURES II, LP, LAND TITLE GUARANTEE COMPANY, AUTHORIZED REPRESENTATIVE \_\_\_\_\_, WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

**OWNERSHIP CERTIFICATION**  
 THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE PROPERTY DESCRIBED HEREIN IN THE TOWN OF CASTLE ROCK.  
 AUBURN VENTURES II, LP, A COLORADO LIMITED PARTNERSHIP  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 NOTARY BLOCK  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AS \_\_\_\_\_  
 VENTURES II, LP \_\_\_\_\_ OF AUBURN  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

**TOWN CERTIFICATION**  
 A. PLANNING COMMISSION RECOMMENDATION  
 THIS PLANNED DEVELOPMENT AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 CHAIR \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST \_\_\_\_\_  
 DIRECTOR OF DEVELOPMENT SERVICES DATE \_\_\_\_\_

**TOWN COUNCIL APPROVAL**  
 THIS PLANNED DEVELOPMENT AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST \_\_\_\_\_ DATE \_\_\_\_\_  
 TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE  
 THIS PLANNED DEVELOPMENT AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT RECEPTION NO. \_\_\_\_\_  
 DOUGLAS COUNTY CLERK AND RECORDER \_\_\_\_\_  
 BY \_\_\_\_\_ DEPUTY

USE AREAS	USE	EXISTING			AMENDED			MAX BLDG		
		ACRES	DWAC	DU	ACRES	DWAC	DU	COVERAGE	DWAC	COVERAGE
MF 1**	MF 1**	3.23	28.00	90	40%	3.23	28.00	90	40%	45'
MF 2 TOTAL	MF 2	6.13	48.3*	100*	45%	6.13	48.3*	100*	45%	45'
PLANNING AREA A		2.4	10	24	35	2.4	10	24	35	
PLANNING AREA B		4.78*	20.1*	98*	40%	4.78*	20.1*	98*	40%	45'
MF 3 TOTAL**	MF 3	1.56	15.4	24	35	1.56	15.4	24	35	
PLANNING AREA A		3.22	22.4	72		3.22	22.4	72		
DETENTION POND	C	(44)				(44)				
PRIVATE OPEN SPACE (estimates within site)	MF 2	(25)				(25)				
DETENTION POND										
<b>TOTAL SITE</b>		<b>14.14</b>	<b>286</b>	<b>286</b>		<b>14.14</b>	<b>262 UNITS</b>	<b>286</b>	<b>PER ACRE</b>	

**LEGAL DESCRIPTION**  
 LOT 2, AUBURN RIDGE ACCORDING TO THE PLANNED DEVELOPMENT PLAN NO. 1, AMENDMENT 1, OF DOUGLAS COUNTY, STATE OF COLORADO

**GENERAL NOTES**  
 1. The planning department has determined that the proposed development is consistent with the Comprehensive Zoning Ordinance and the Master Plan for the Town of Castle Rock.  
 2. The proposed development is subject to the terms, conditions and restrictions of the subdivision plat and the terms, conditions and restrictions of the planned development.  
 3. The proposed development is subject to the terms, conditions and restrictions of the subdivision plat and the terms, conditions and restrictions of the planned development.  
 4. The proposed development is subject to the terms, conditions and restrictions of the subdivision plat and the terms, conditions and restrictions of the planned development.  
 5. The proposed development is subject to the terms, conditions and restrictions of the subdivision plat and the terms, conditions and restrictions of the planned development.  
 6. The proposed development is subject to the terms, conditions and restrictions of the subdivision plat and the terms, conditions and restrictions of the planned development.  
 7. The proposed development is subject to the terms, conditions and restrictions of the subdivision plat and the terms, conditions and restrictions of the planned development.  
 8. The proposed development is subject to the terms, conditions and restrictions of the subdivision plat and the terms, conditions and restrictions of the planned development.  
 9. The proposed development is subject to the terms, conditions and restrictions of the subdivision plat and the terms, conditions and restrictions of the planned development.  
 10. The proposed development is subject to the terms, conditions and restrictions of the subdivision plat and the terms, conditions and restrictions of the planned development.

**LEGAL DESCRIPTION CERTIFICATE**  
 THE UNDERSIGNED ARE ALL THE MORTGAGEES AND CREDITORS OF CERTAIN PARTS IN THE TOWN OF CASTLE ROCK, COLORADO, AND HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE PROPERTY LOT 2, BLOCK 7, CASTLE HIGHLANDS PLANNING NO. 2, AMENDMENT 1, LISTED IN THE CERTIFICATE OF INTEREST AND DEVELOPMENT CERTIFICATE, SIGNED BY \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AS \_\_\_\_\_ OF AUBURN VENTURES II, LP, LAND TITLE GUARANTEE COMPANY, AUTHORIZED REPRESENTATIVE \_\_\_\_\_, WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

**LEGAL DESCRIPTION CERTIFICATE**  
 THE UNDERSIGNED ARE ALL THE MORTGAGEES AND CREDITORS OF CERTAIN PARTS IN THE TOWN OF CASTLE ROCK, COLORADO, AND HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE PROPERTY LOT 2, BLOCK 7, CASTLE HIGHLANDS PLANNING NO. 2, AMENDMENT 1, LISTED IN THE CERTIFICATE OF INTEREST AND DEVELOPMENT CERTIFICATE, SIGNED BY \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AS \_\_\_\_\_ OF AUBURN VENTURES II, LP, LAND TITLE GUARANTEE COMPANY, AUTHORIZED REPRESENTATIVE \_\_\_\_\_, WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

**LEGAL DESCRIPTION CERTIFICATE**  
 THE UNDERSIGNED ARE ALL THE MORTGAGEES AND CREDITORS OF CERTAIN PARTS IN THE TOWN OF CASTLE ROCK, COLORADO, AND HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE PROPERTY LOT 2, BLOCK 7, CASTLE HIGHLANDS PLANNING NO. 2, AMENDMENT 1, LISTED IN THE CERTIFICATE OF INTEREST AND DEVELOPMENT CERTIFICATE, SIGNED BY \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AS \_\_\_\_\_ OF AUBURN VENTURES II, LP, LAND TITLE GUARANTEE COMPANY, AUTHORIZED REPRESENTATIVE \_\_\_\_\_, WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

**AUBURN RIDGE PLANNED DEVELOPMENT PLAN NO. 1, AMENDMENT 1**  
 PROJECT NO. CO214-0001

**APPLICANT**  
 AUBURN VENTURES II, LP  
 15857 W. 10TH AVENUE  
 SCOTTSDALE, AZ 85260  
 PH: (480) 948-8800  
 FAX: (480) 948-8870  
 WWW.AUBURNRI.DG.COM

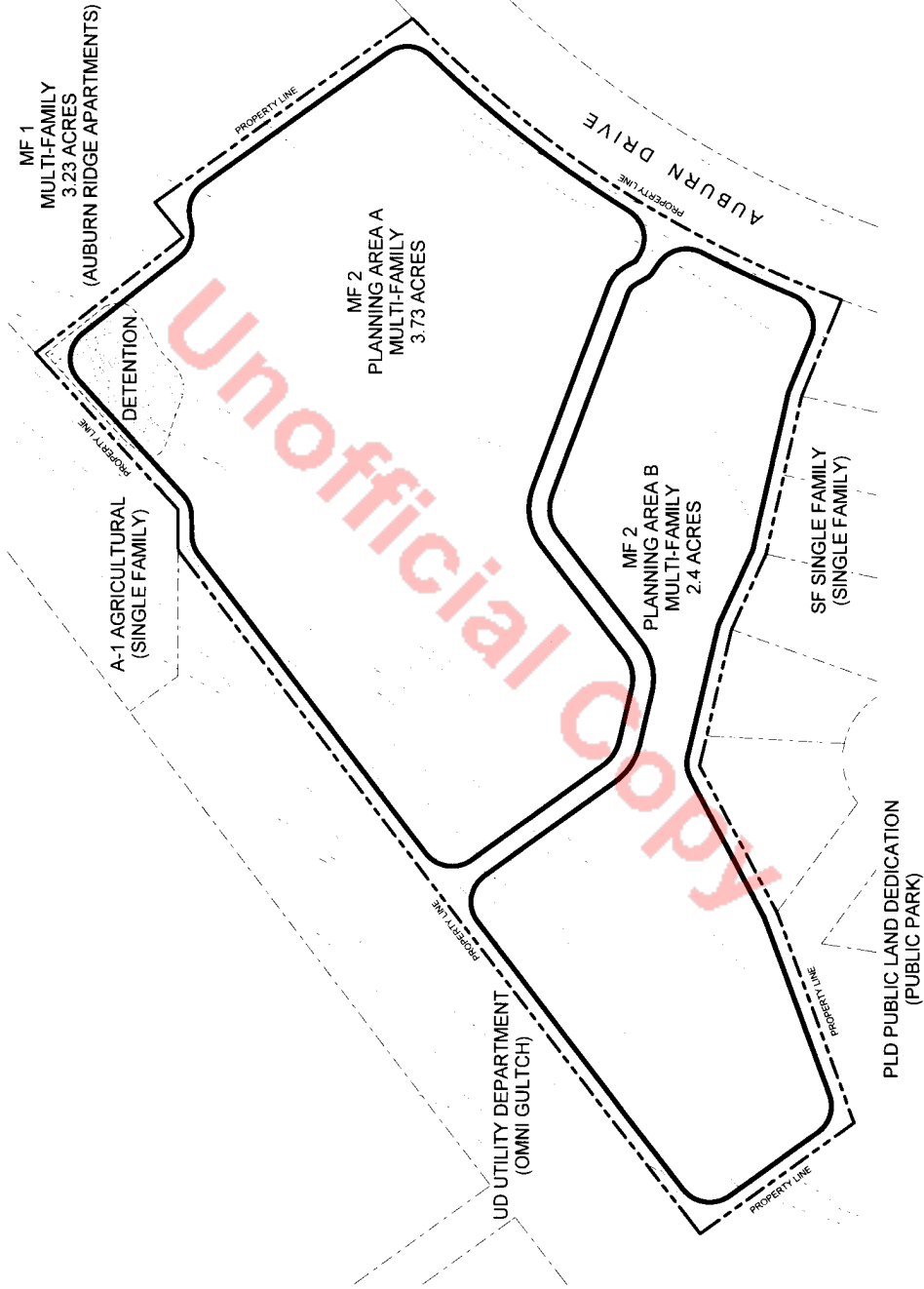
**PLANNING AND DESIGNERS, INC.**  
 15857 W. 10TH AVENUE  
 SCOTTSDALE, AZ 85260  
 PH: (480) 948-8800  
 FAX: (480) 948-8870  
 WWW.PDIARCH.COM

**SHEET 1 of 2**

**AUGUST 29, 2016**

# Auburn Ridge Planned Development Plan No. 1, Amendment 1

LOCATED IN SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Unofficial Copy

SHEET  
2 of 2



AUBURN RIDGE PLANNED DEVELOPMENT  
PLAN NO. 1, AMENDMENT 1  
PROJECT NO. C0274-0001



APPLICANT  
AUBURN RIDGE PLANNED DEVELOPMENT  
15857 N 181ST STREET, SUITE 100  
SCOTTSDALE, AZ 85280  
JULY 28, 2015

Reszone Planning Areas  
1" = 80' 0"

# **Zoning Regulations**

## **Auburn Ridge Planned Development Plan No. 1, Amendment 1**

Unofficial Copy

Amended: September 20, 2016; Effective: October 20, 2016  
Approved: December 11, 2012

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

Coversheet.....1

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Section II: Development Agreement.....3

Section III: Site Development Plans and Plats.....3

Section IV: Definitions .....3

Section V: Use Area.....4

Section VI: Development Standards.....5

Section VII: Architectural Renderings.....5

Figure 1..... 6-8

Figure 2..... 9-11

Figure 3.....12-17

Figure 4.....18-23

Unofficial Copy

**SECTION I: GENERAL PROVISIONS.**

Adoption/Authorization. The Town Council has adopted the Auburn Ridge Planned Development Plan No. 1, Amendment 1 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 1 and Planned Development Zoning Regulations shall run with the land and bind all owners of record and 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 Site Development Plan (SDP)/Plat 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, Amendment 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, Second Amendment to Auburn Ridge Annexation and Development Agreement entitled, was adopted by the Town on the 20<sup>th</sup> day of September, 2016, by Resolution No. 2016-084.

**SECTION III: SITE DEVELOPMENT PLANS AND PLATS.**

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

**SECTION IV: DEFINITIONS.**

In addition to the standard definitions found in Title 17 of the Town of Castle Rock Municipal 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 – 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) Other forms of attached age restricted housing meeting the density criteria of this use area, including condominiums and townhomes.
- 3) Temporary sales office and construction trailers.
- 4) Leasing offices, model units.

**B. Design Standards:**

- 1) Planning Area A (Located on the north portion of the property)
  - a) Building Height shall be 45' maximum.
  - b) Density: 20.4 units/acre
  - c) 76 dwelling units
- 2) Planning Area B (Located on the south portion of the property)
  - a) Building Height shall be 35' maximum.
  - b) Density: 10 units/acre
  - c) 24 dwelling units
- 3) A 25 foot wide landscape buffer shall be installed adjacent to Lots 22-27, Block 5, of Castle Highlands Filing No. 2.
- 4) 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.
- 5) 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.

**5.2 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>MF2</u>	
Gross Density	16.3 du/ac	
Planning Area	A	B
Planning Area Density	20.3 du/ac	10 du/ac
Minimum lot area	na	na
<u>Setbacks:</u>		
Front to garage	-	-
Front to living area	-	-
Front	15'	15'
Front to parking	15'	15'
Rear	20'	20'
Side interior lot	10'	10'
Side to street	15'	15'
To interior lot line	*10'	*10'
To street ROW	-	-
Landscape buffer adjacent to Lots 22-27, Block 5, of Castle Highlands Filing No. 2.	na	25'
Max. building coverage	40%	
Max. building height	45'	35'
<u>Parking Standards:</u>	1 parking stall per unit plus 1 visitor parking space for every 5 units	

\*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:**

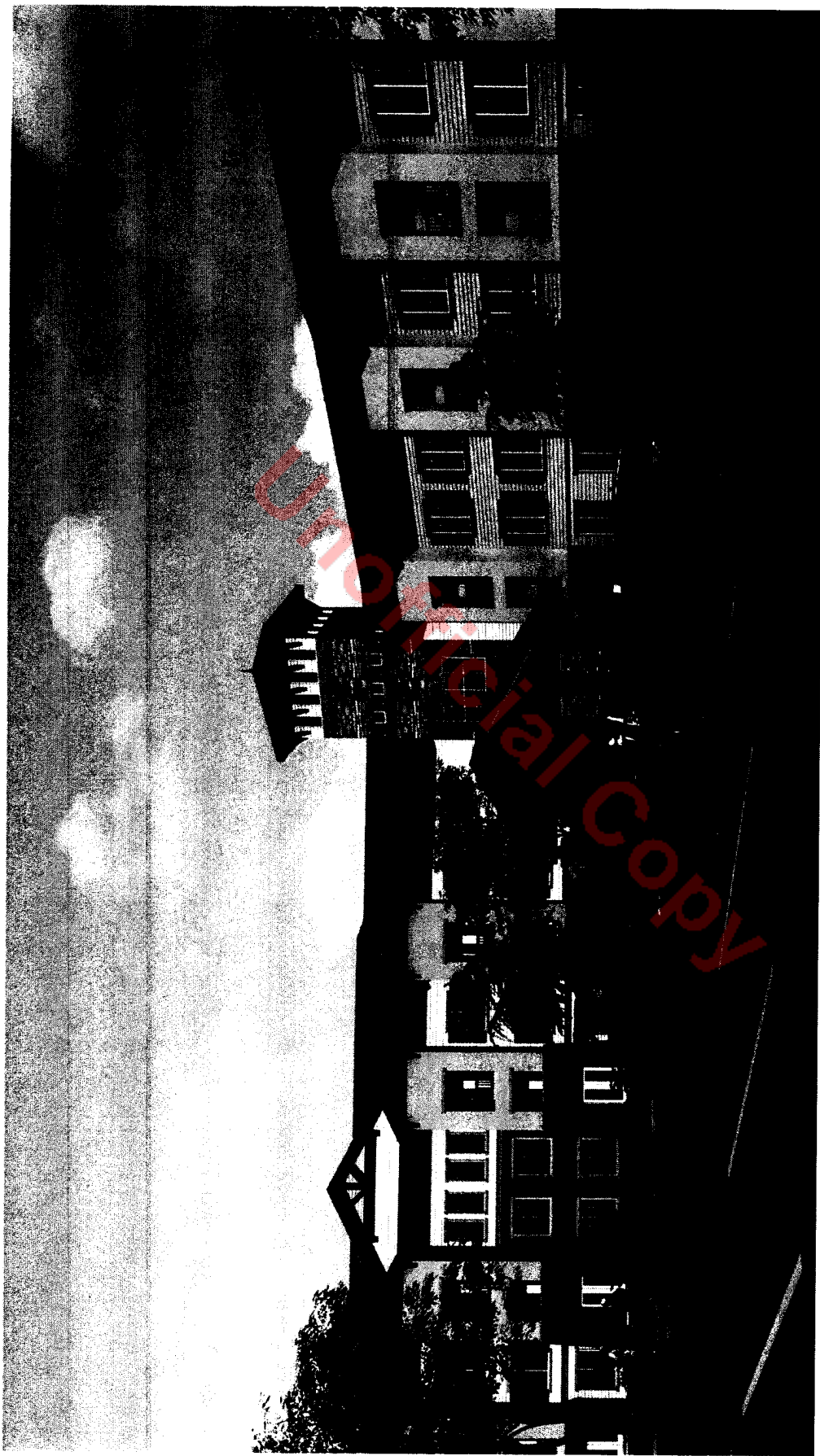
A. Signage must be depicted on the Site Development Plan. All signs require an approved Sign Permit from the Town of Castle Rock.

**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



**FIGURE 1 – ENTRY ELEVATION**

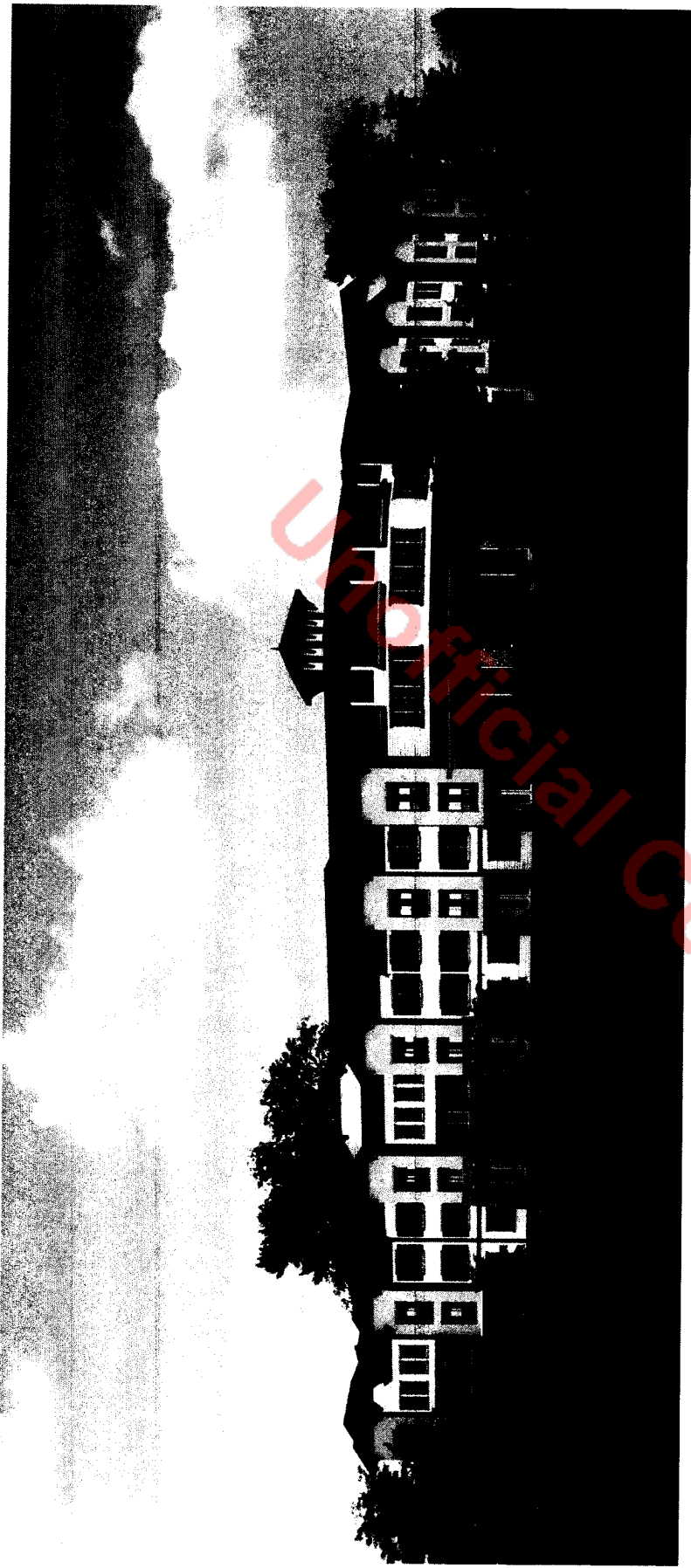
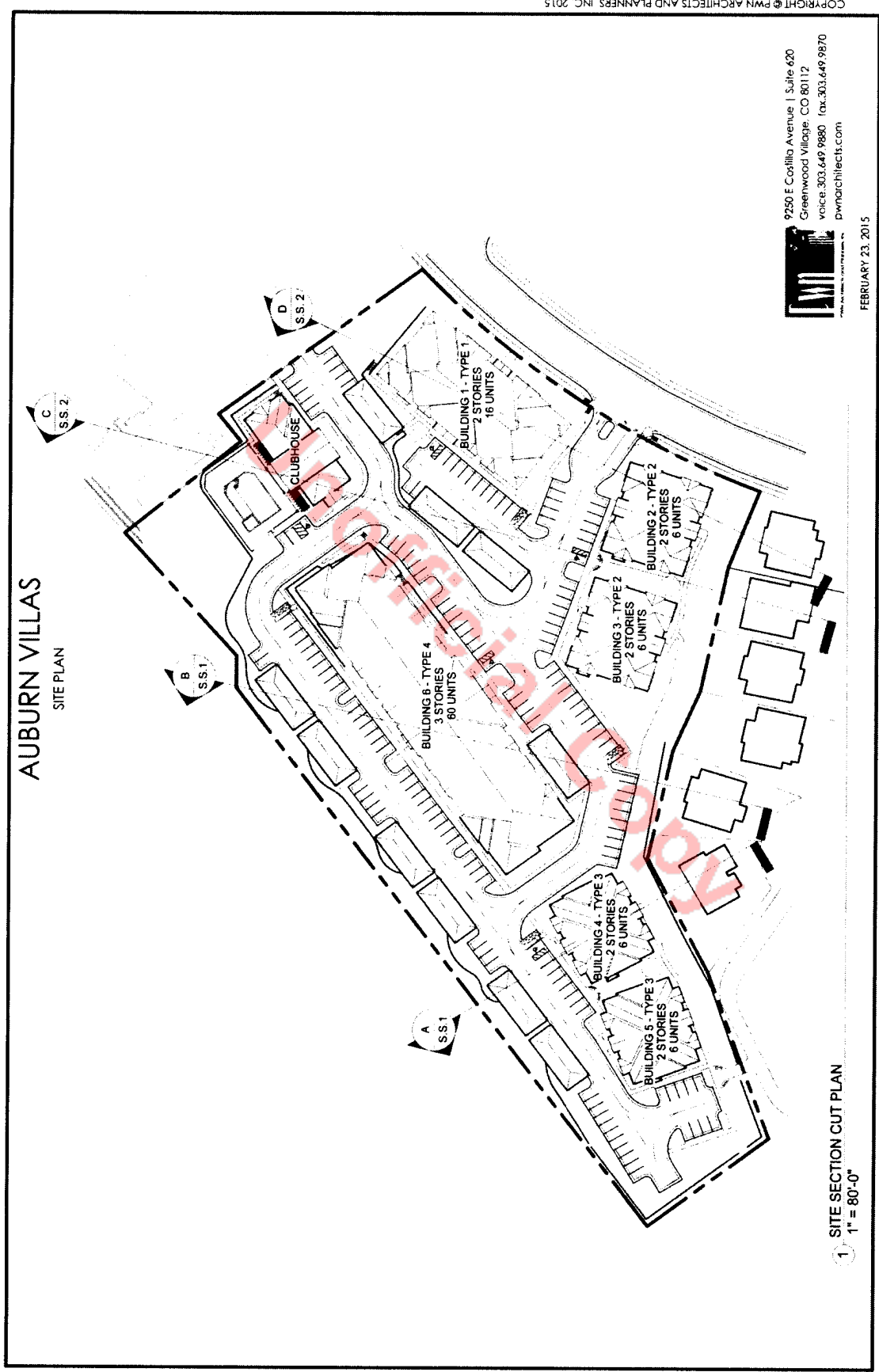



FIGURE 1 - CORNER ELEVATION




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 pwnarchitects.com  
 FEBRUARY 23, 2015

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**FIGURE 2 – SECTION CUT SITE PLAN**

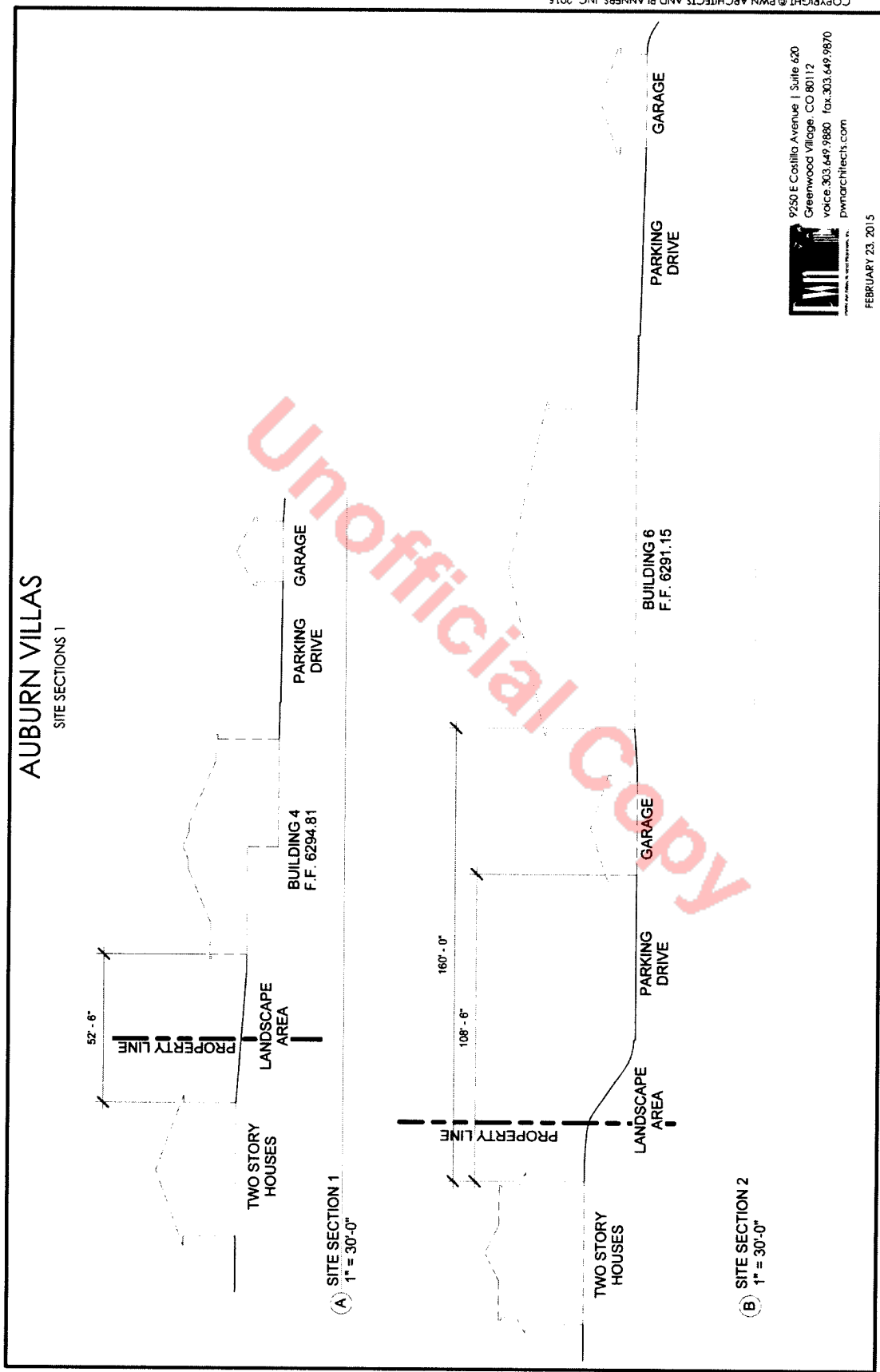


FIGURE 2 – SITE SECTIONS

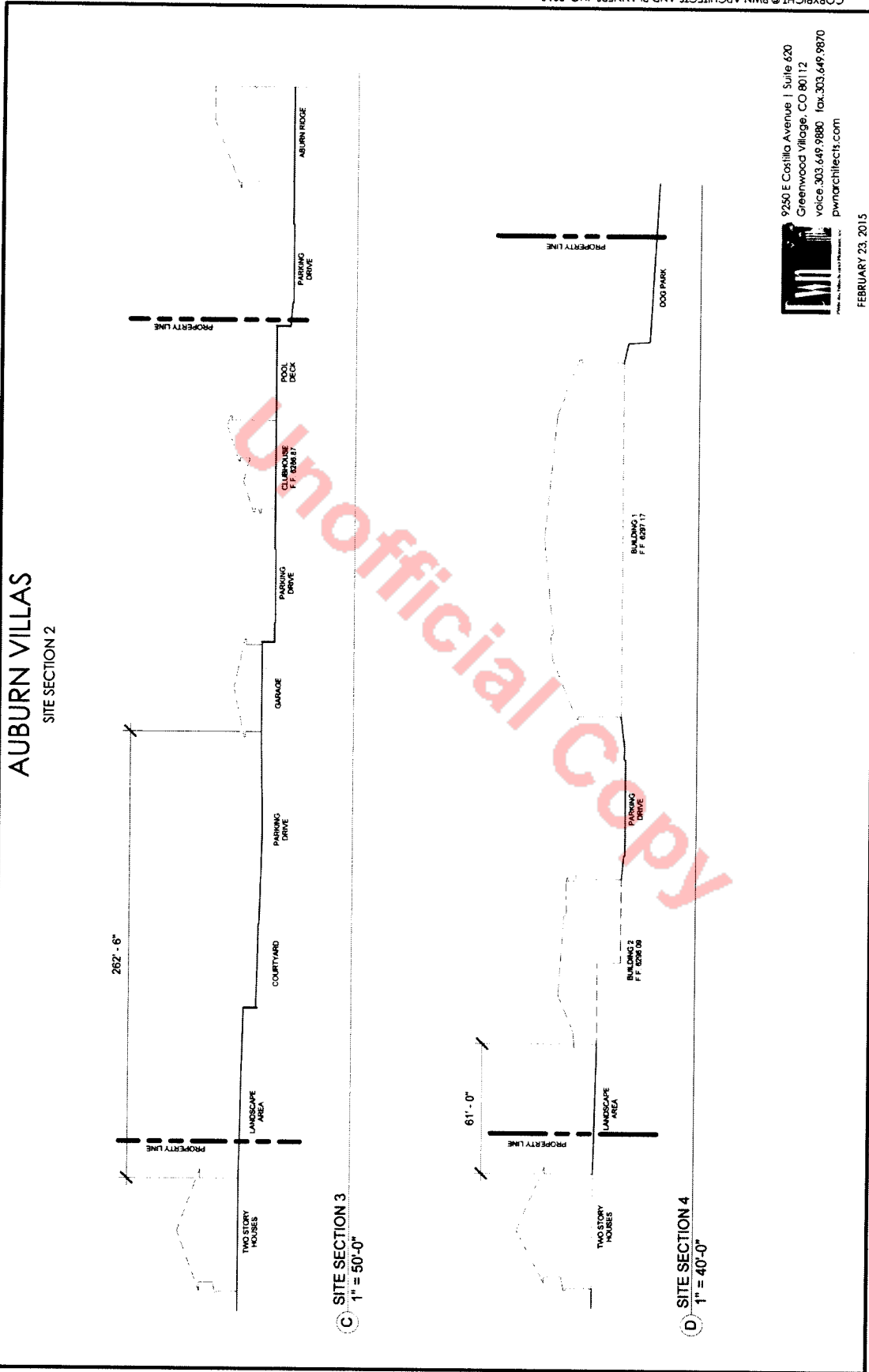
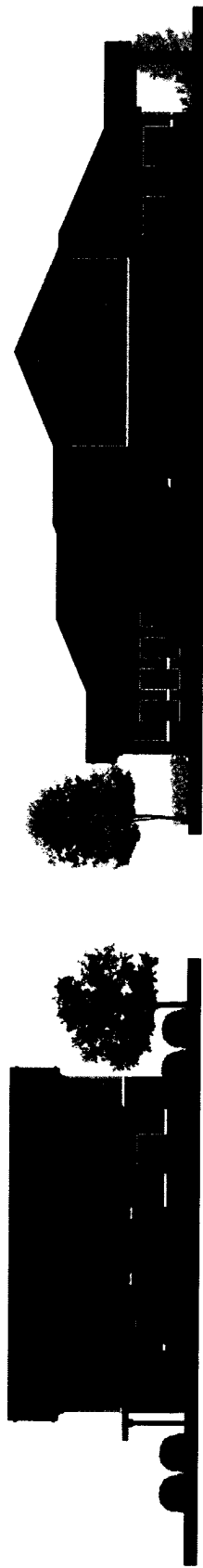
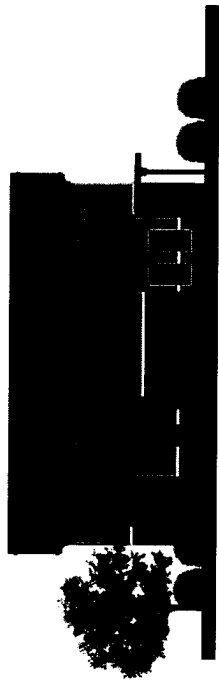


FIGURE 2 – SITE SECTIONS

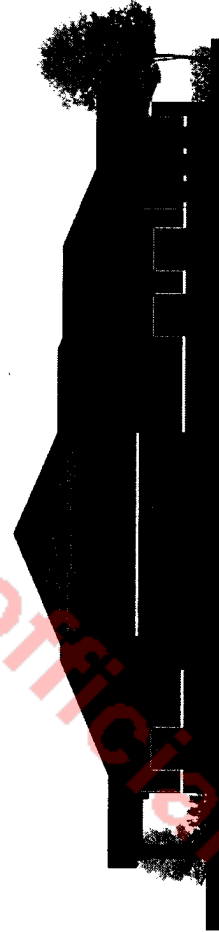


1 CLUBHOUSE FRONT ELEVATION  
18" x 12"

2 CLUBHOUSE NORTH ELEVATION  
18" x 12"

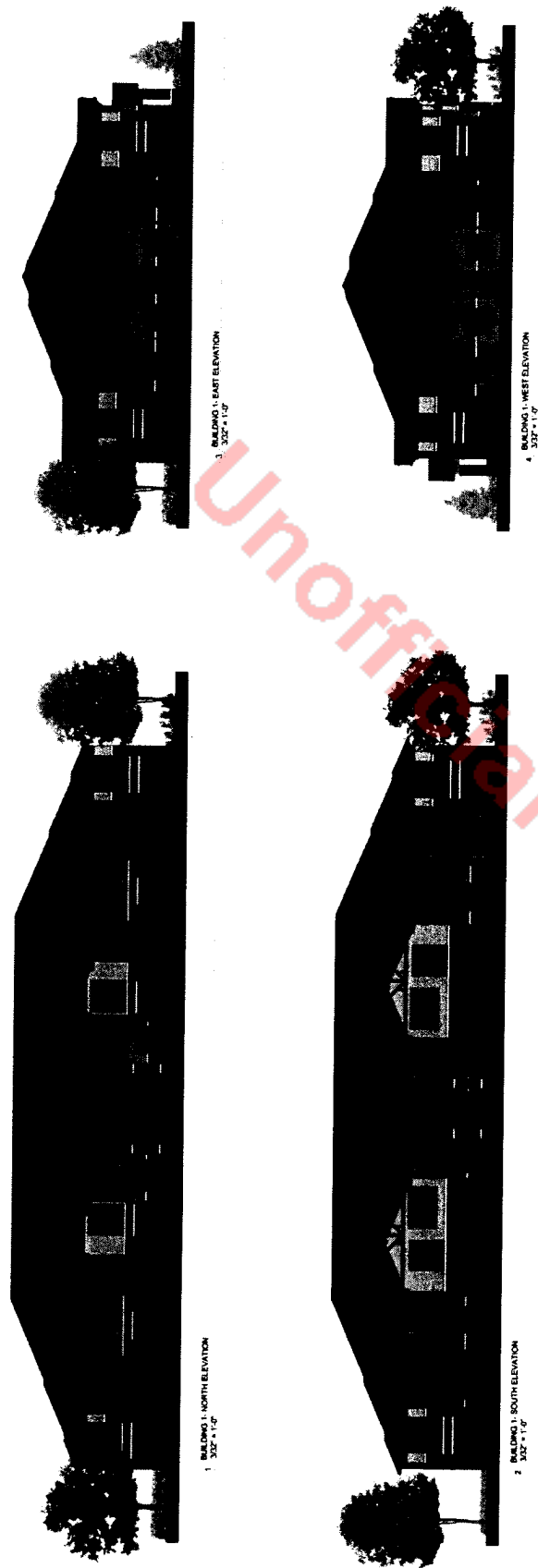


3 CLUBHOUSE REAR ELEVATION  
18" x 12"



4 CLUBHOUSE SOUTH ELEVATION  
18" x 12"

FIGURE 3 - CLUBHOUSE ELEVATIONS



**FIGURE 3 – BUILDING 1 ELEVATIONS**

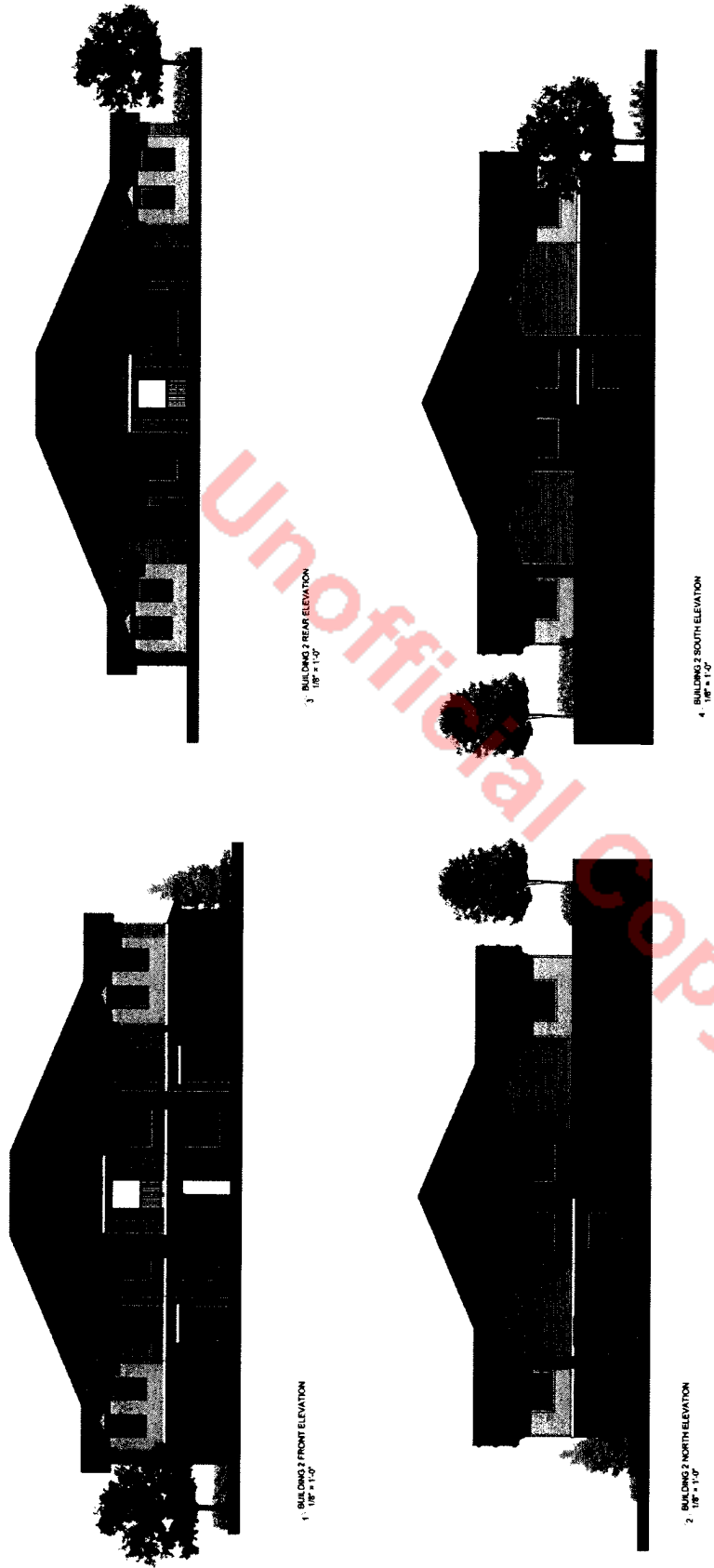


FIGURE 3 – BUILDING 2 & 3 ELEVATIONS



**FIGURE 3 – BUILDING 4 & 5 ELEVATIONS**

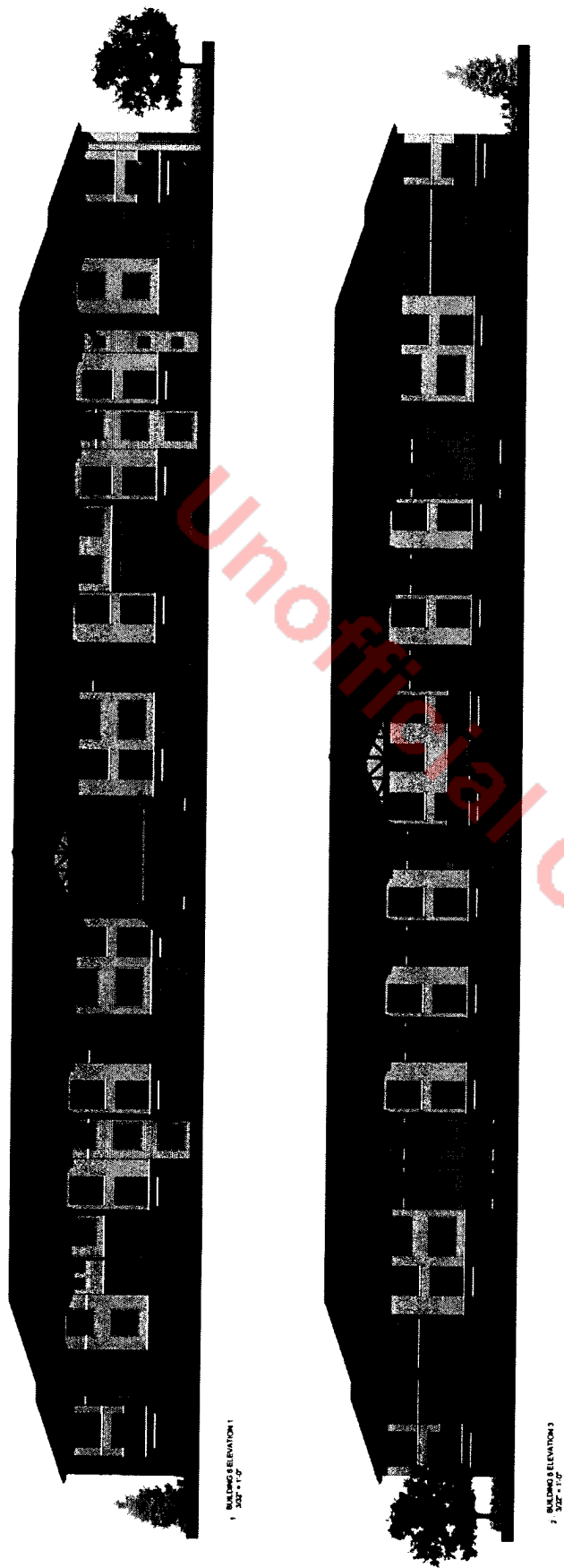


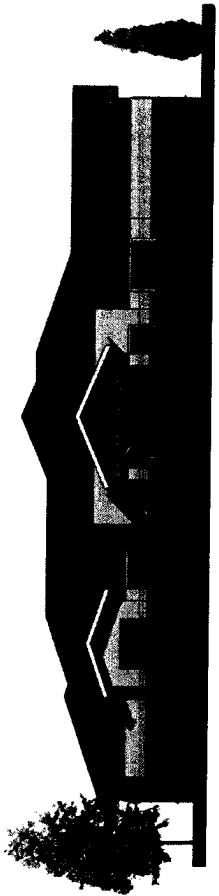
FIGURE 3 – BUILDING 6 ELEVATIONS



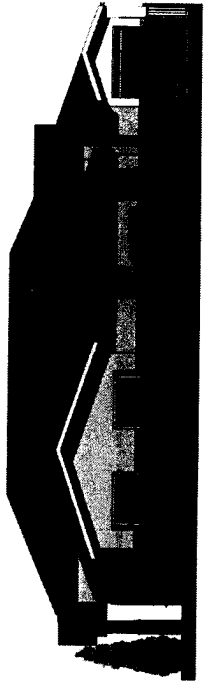
1. BUILDING ELEVATION 1  
1/8" = 1'-0"

2. BUILDING ELEVATION 2  
1/8" = 1'-0"

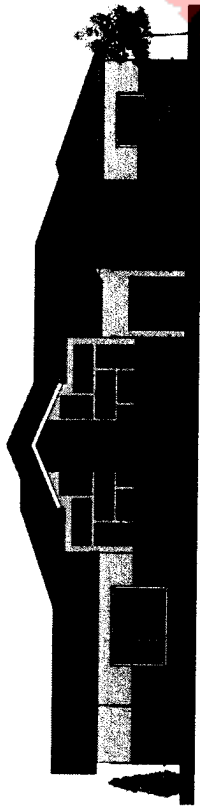
FIGURE 3 – BUILDING 6 ELEVATIONS



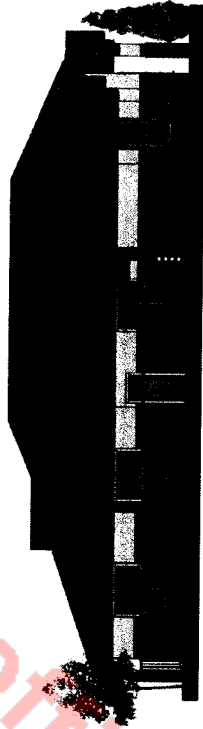
CLUBHOUSE FRONT ELEVATION  
1/8" = 1'-0"



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

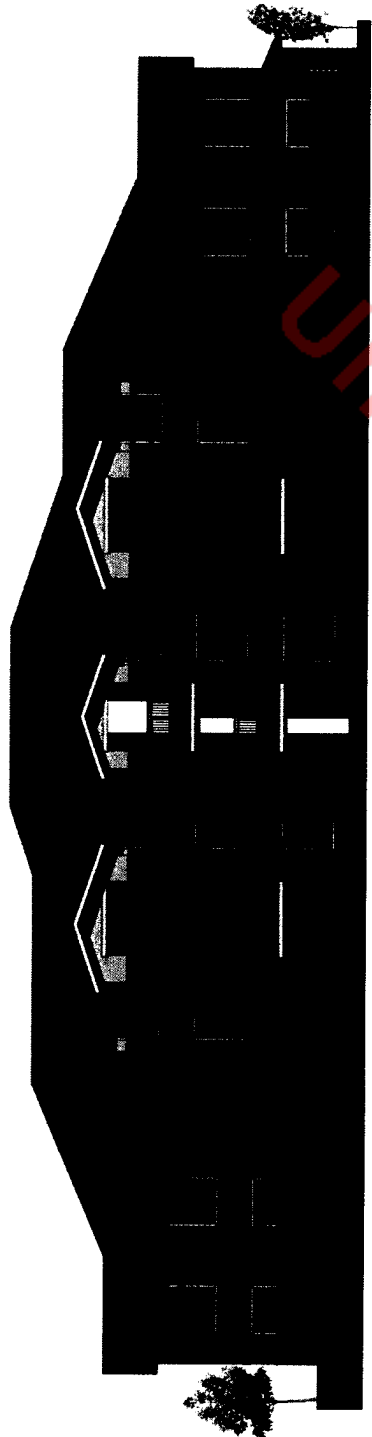


CLUBHOUSE REAR ELEVATION  
1/8" = 1'-0"

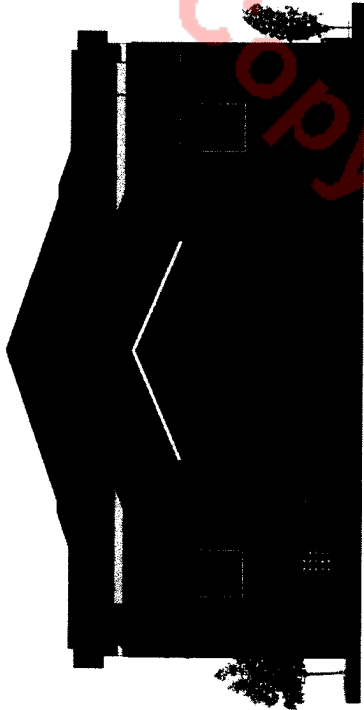


CLUB HOUSE EAST ELEVATION  
1/8" = 1'-0"

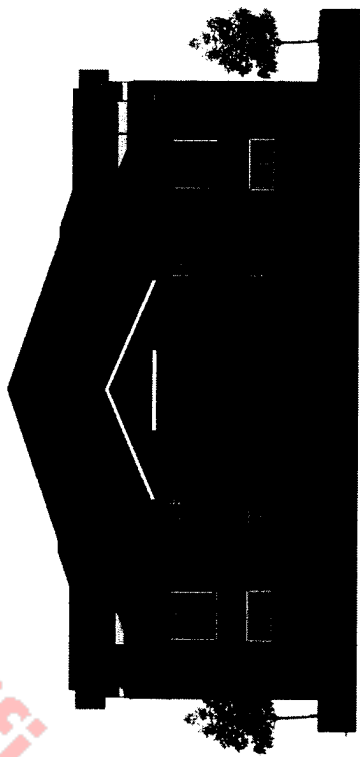
FIGURE 4 – CLUBHOUSE ELEVATIONS



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

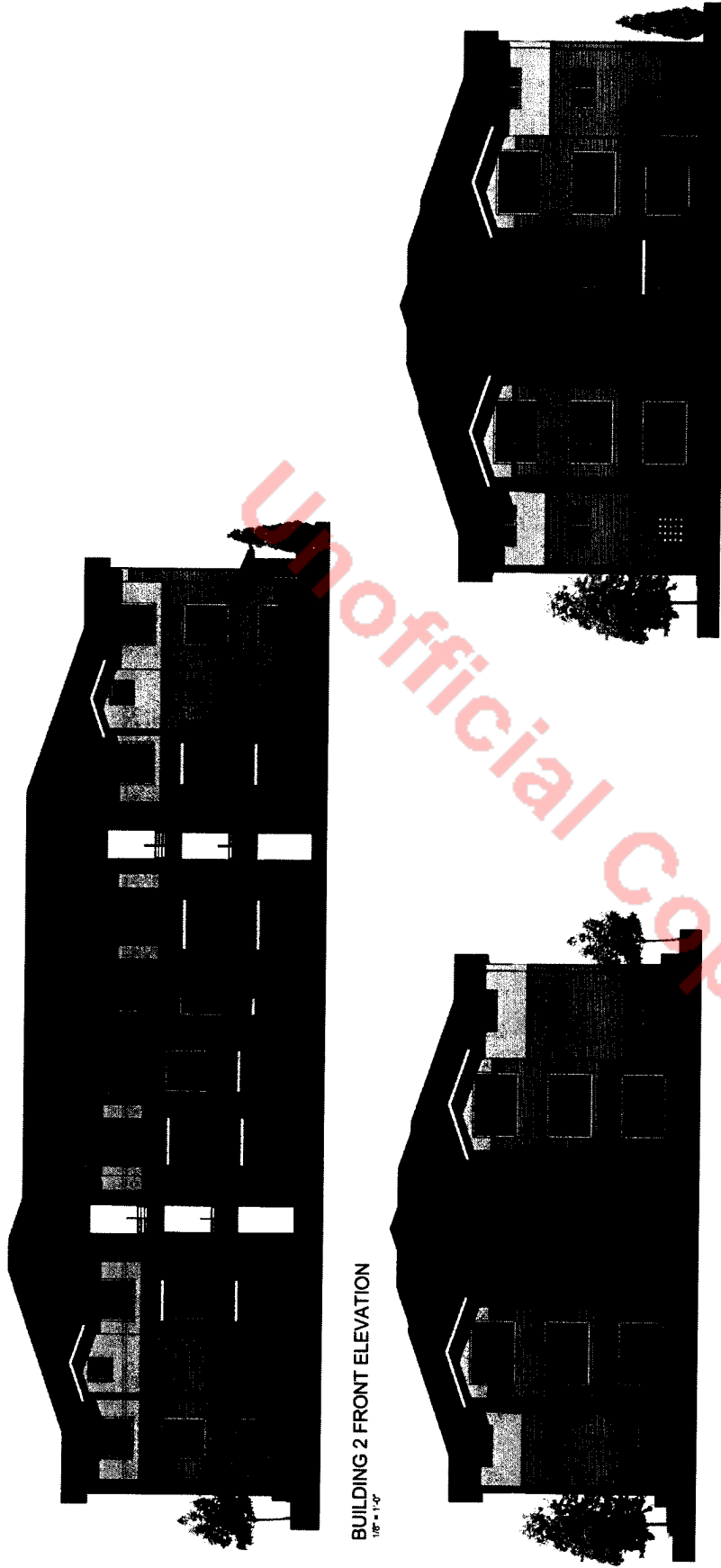


BUILDING 1 SIDE ELEVATION (Fire Riser) - SDP  
1/8" = 1'-0"



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

**FIGURE 4 – BUILDING 1 ELEVATIONS**

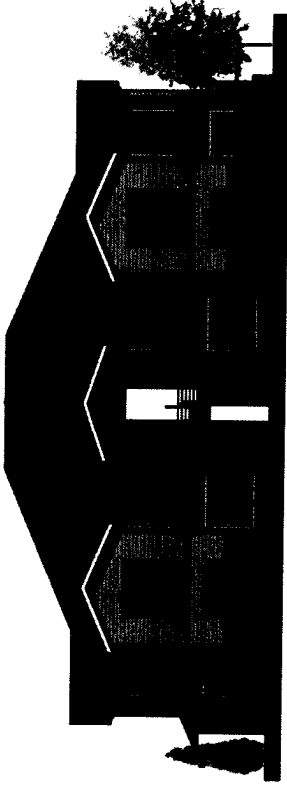


BUILDING 2 FRONT ELEVATION  
1/8" = 1'-0"

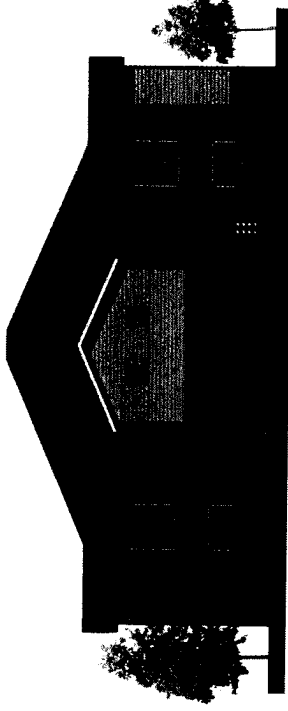
BUILDING 2 SIDE ELEVATION - SDP  
1/8" = 1'-0"

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

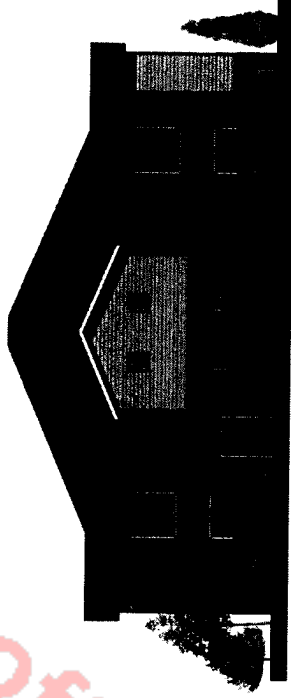
FIGURE 4 – BUILDING 2 & 3 ELEVATIONS



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



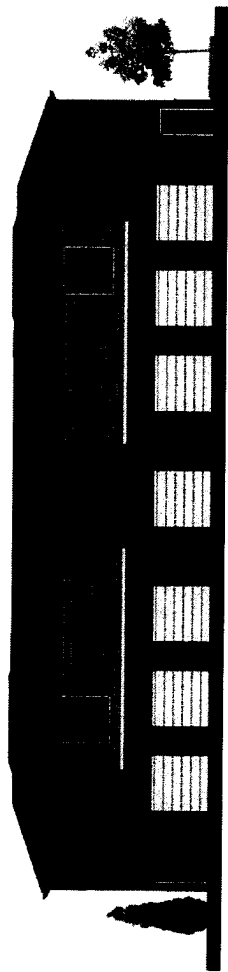
BUILDING 4 SIDE ELEVATION - SDP  
1/8" = 1'-0"



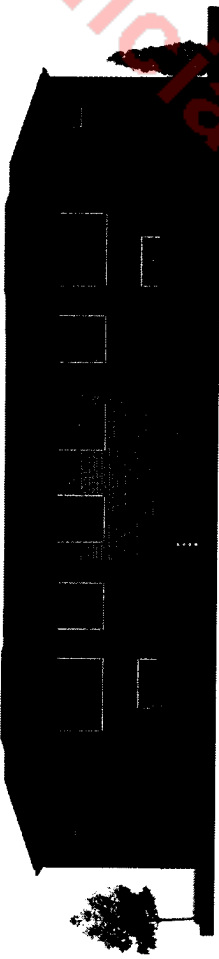
BUILDING 4 SIDE ELEVATION (FIRE RISER)  
1/8" = 1'-0"

Unofficial Copy

FIGURE 4 – BUILDING 4,5 & 6 ELEVATIONS



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



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



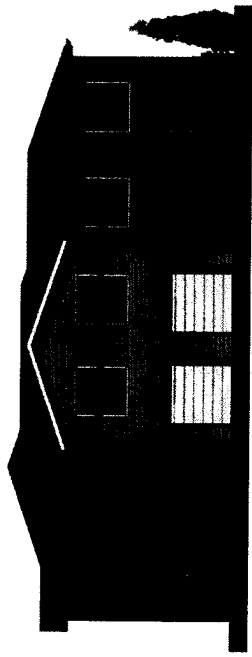
BUILDING 7 NORTH ELEVATION  
1/8" = 1'-0"



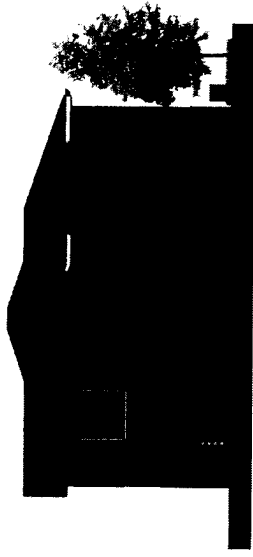
BUILDING 7 SOUTH ELEVATION  
1/8" = 1'-0"

Unofficial Copy

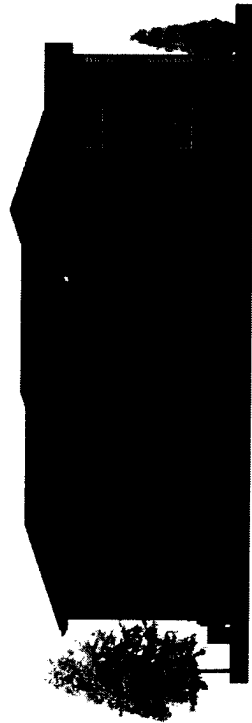
FIGURE 4 – BUILDING 7 ELEVATIONS



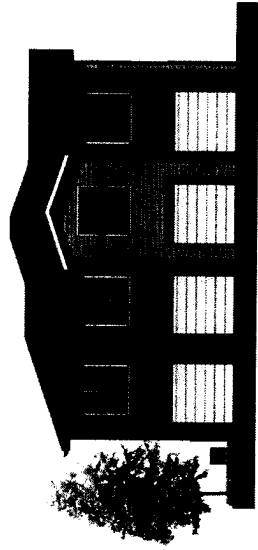
BUILDING 8 FRONT ELEVATION  
1/8" = 1'-0"



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