

ORDINANCE NO. 2012 - 29:

**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING
THE AUBURN RIDGE PRELIMINARY PLANNED DEVELOPMENT SITE PLAN AND
PLANNED DEVELOPMENT ZONING REGULATIONS**

132
7/12
WHEREAS, Auburn Ventures LP (Applicant) has requested PD Planned Development zoning of the parcel described in *Exhibit 1* (Property); and

WHEREAS, Applicant has requested approval of the "Auburn Ridge PD Zoning Regulations" (Zoning Regulations) as described in the attached *Exhibit 2*, as the same affect the Property; and

WHEREAS, Applicant has requested approval of "Auburn Ridge Preliminary PD Site Plan" (Site Plan);

WHEREAS, the Site Plan is consistent with the Town's Vision 2020, the Comprehensive Master Plan, and the Town of Castle Rock/Douglas County Land Use Intergovernmental Agreement; and

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

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Zoning Approval. The Property is rezoned to PD (Planned Development District) and the Town's Zoning District Map is amended accordingly. The Auburn Ridge PD Zoning Regulations in the form attached as *Exhibit 2* and the Auburn Ridge Preliminary PD Site Plan are hereby approved, subject to the following conditions:

1. All staff comments shall be addressed prior to recordation.

Section 2. 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 3. 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 relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 27th day of November, 2012 by the Town Council of the Town of Castle Rock, Colorado by a vote of seven (7) for and zero (0) against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED this 11th day of December, 2012, by the Town Council of the Town of Castle Rock by a vote of seven (7) for and zero (0) against.

ATTEST:

TOWN OF CASTLE ROCK

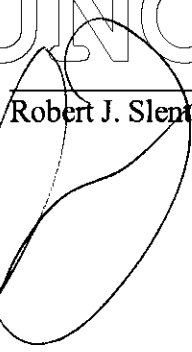

Sally A. Misare, Town Clerk


Paul Donahue, Mayor

Approved as to form:

Approved as to content:

UNOFFICIAL COPY


Robert J. Slentz, Town Attorney



Bill Detweiler, Director of Development Services

Exhibit 1

Legal Description

A portion of the South 1/2, Section 3, Township 8 South, Range 67 West of the Sixth Principal Meridian, in the County of Douglas, State of Colorado, more particularly described as follows:

Beginning at the NW corner of Castle Highlands Filing No. 2, 4th Amendment;

Thence along the boundary line of Lot 2, Block 7, Castle Highlands Filing No. 2, 4th Amendment through the following two courses:

- 1) S2°33'19"W, 265.49 feet;
- 2) S89°57'19"W, 284.24 feet;

Thence N48°07'22"E, 397.65 feet to the Point of Beginning.

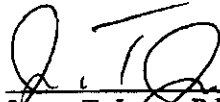
Said parcel as described contains an area of 37,693 square feet or 0.87 acres, more or less.

UNOFFICIAL COPY

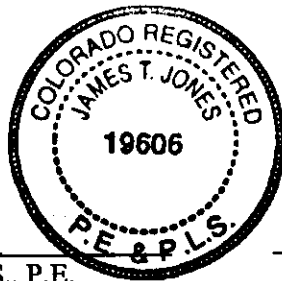
Basis of Bearings

The east line, NW 1/4, Section 10 bears N0°35'11"E per the final plat for Castle Highlands Filing No. 2, 4th Amendment. It is monumented at the North 1/4 Corner, Section 10 by a 2-1/2" aluminum cap stamped "Hannigan and Associates 1/4 cor S3S10 T8S, R67W 1995 PLS 25629" and at the SE Corner, N 1/2, NW1/4, Section 10 by a 3-1/2" aluminum cap stamped "TST T8S R67W CN 1/16 S10 LS 12046 1984".

Certification



James T. Jones, P.L.S., P.E.
For and on behalf of
Jones Engineering Associates, Inc.
2120 W. Littleton Blvd., Suite 205
Littleton, Colorado 80120



5/6/12
Date

AND

Lot 2, Block 7, Castle Highlands Filing No. 2, 4th Amendment, County of Douglas, State of Colorado

UNOFFICIAL COPY

EXHIBIT 2

Zoning Regulations

Auburn Ridge Planned Development
UNOFFICIAL COPY

**Zoning Regulations
For
Auburn Ridge Planned Development**

Section I: General Provisions.....1

Section II: Development Agreement.....1

Section III: Definitions.....1

Section IV: Use Areas.....2

Section V: Development Standards.....3

Section VI: Architectural Renderings.....3

Section VII: Final Site Plans and Plats.....3

UNOFFICIAL COPY

SECTION I: GENERAL PROVISIONS.

Adoption/Authorization. The Town Council has adopted the 1st Amendment to the Major Modification to the Castle Highlands Preliminary PUD Site Plan, September 1994 and Planned Development Zoning Regulations pursuant to Chapter 17.60 of this Code after appropriate public notice and hearing.

Applicability. The 1st Amendment to the Major Modification to the Castle Highlands Preliminary PUD Site Plan, September 1994 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 the Town Council.

Maximum level of development. The total number of dwelling units or total commercial, industrial or other nonresidential floor area 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 final plat and final PD site plan stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses and other relevant factors.

Relationship to Town regulations. The provisions of this preliminary PD site plan and zoning regulations shall prevail and govern the development of the 1st Amendment to the Major Modification to the Castle Highlands Preliminary PUD; provided, however, that where the provisions of this preliminary PD site plan and zoning regulations do not address a particular subject, the relevant 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 Auburn Ridge Annexation and Development Agreement, was adopted by the Town on the 11th day of December, 2012, by Ordinance No. 2012 - 75.

SECTION III: 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:

- 3.1 *Age Restricted* shall mean ages 55 years and older.
- 3.2 *Independent Living for Seniors* shall mean non-assisted individual dwelling units for seniors, age restricted to 55 years and older.

SECTION IV: USE AREAS

4.1 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 sales office and construction trailers.
- 4) Leasing offices, model units.

B. Uses by Special Review: Same as the Uses by Special Review in the Single Family Use Area.

C. 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.

4.2 Multi-Family Use Area – MF2

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. Uses by Special Review: Same as the Uses by Special Review in the Single Family Use Area.

C. Design Standards:

- 1) A 25 foot wide landscape buffer shall be installed adjacent to Lots 22-27, Block 5, of Castle Highlands Filing No. 2.
- 2) 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.
- 3) 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.

SECTION V: DEVELOPMENT STANDARDS.

	<u>MF1</u>	<u>MF2</u>
Gross Density	28 du/ac	17 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.	-	25'
<u>Building Standards:</u>		
Max. building coverage	40%	40%
Max. building height	45'	35'
<u>Parking Standards:</u>		
Independent Living for Seniors Housing	1 space per dwelling unit plus 1 space per 5 dwelling units for guest parking	

*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.

SECTION VI: ARCHITECTURAL RENDERINGS.

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

SECTION VII: FINAL PD SITE PLANS AND PLATS.

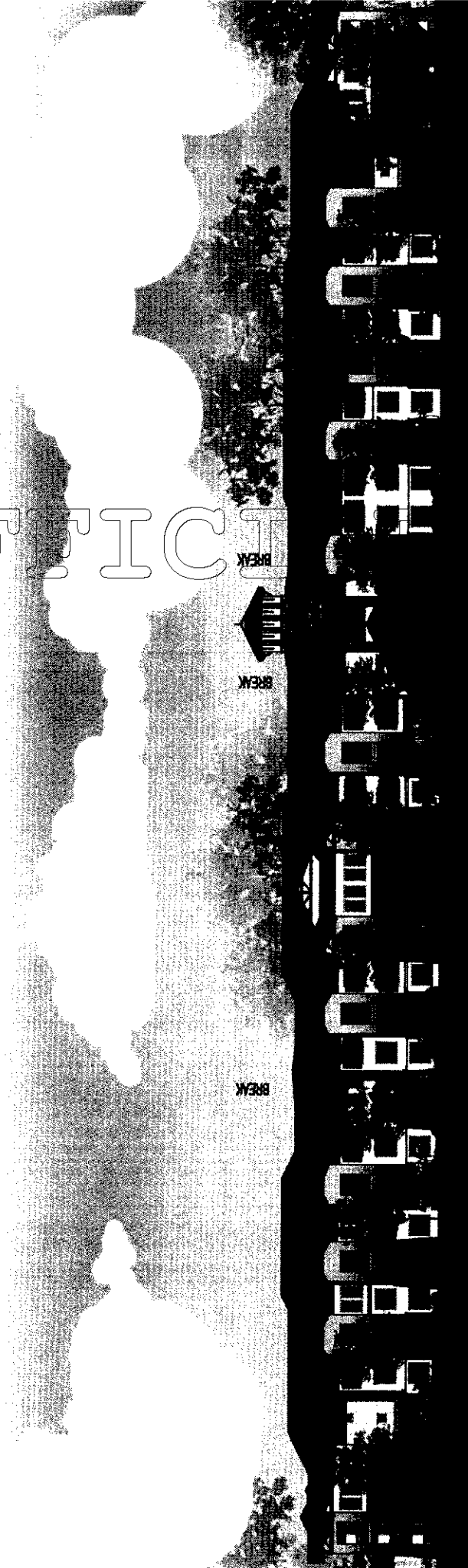
Following approval of the preliminary PD site plan, the property owners shall submit a final PD site plan for all or any portion or portions of the general use areas as are then ready for development. No building permit will be issued until a final PD site plan and final subdivision plat have been approved for the property by the Town Council and duly recorded, unless the property is a Town-owned property being developed for Town uses.

Figure 1

Conceptual Architectural Elevations

UNOFFICIAL COPY

UNOFFICIAL COPY



FRONT ELEVATION

UNOFFICIAL COPY



UNOFFICIAL

