

# **Zoning Regulations**

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

Amended: \_\_\_\_\_  
Approved: December 11, 2012

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

Coversheet.....1

Table of Contents.....2

Section I: General Provisions.....3

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.....6

Figure 1.....7-9

Figure 2.....10-12

Figure 3.....13-18

Figure 3.....19-24

## **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, entitled \_\_\_\_\_, was adopted by the Town on \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Resolution No. 2015- \_\_\_\_\_.

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

### 5.2 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  MF2 only: If designated Non-Age restricted, parking shall be per the 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**



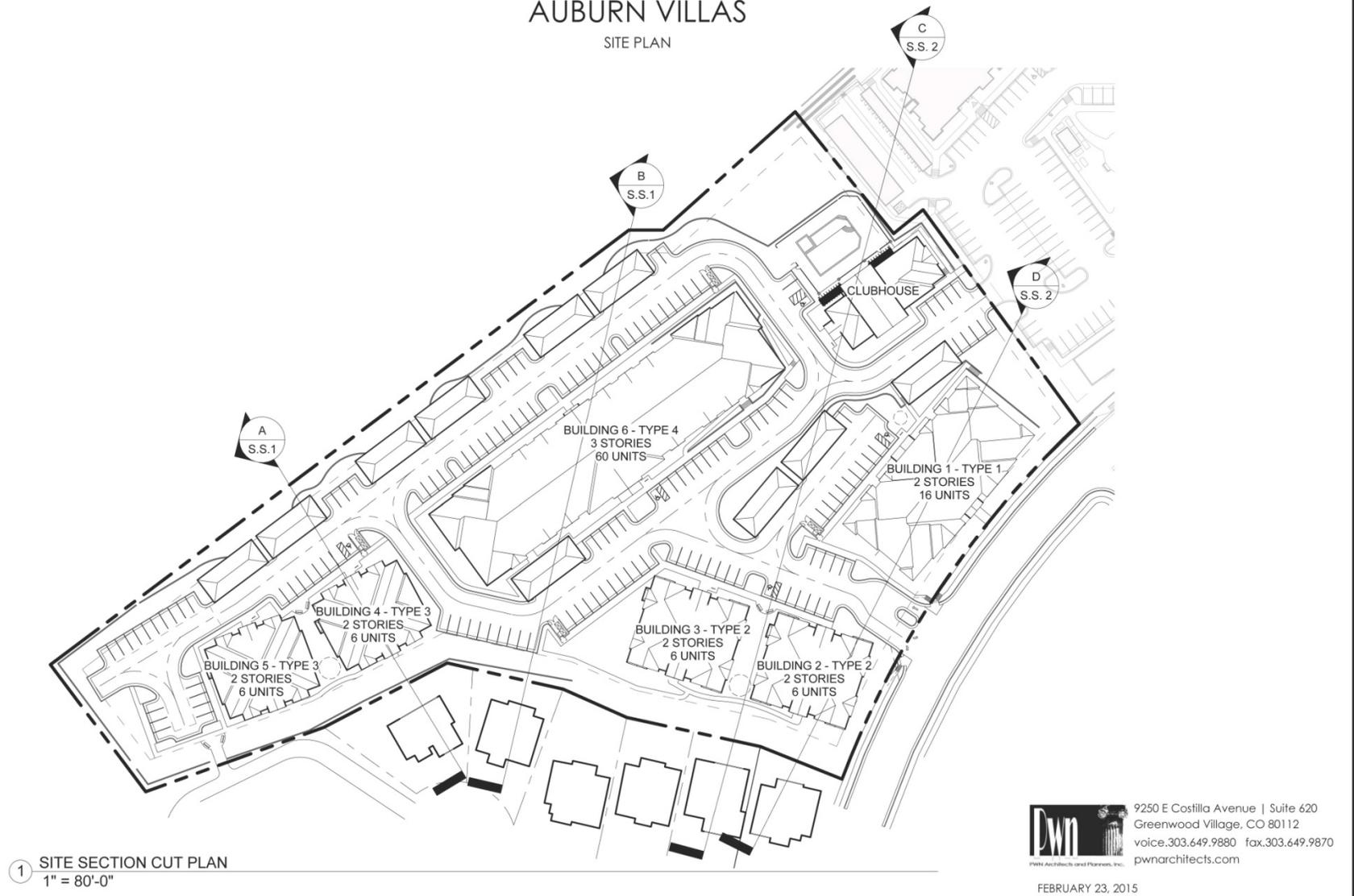
**FIGURE 1 – ENTRY ELEVATION**



**FIGURE 1 – CORNER ELEVATION**

# AUBURN VILLAS

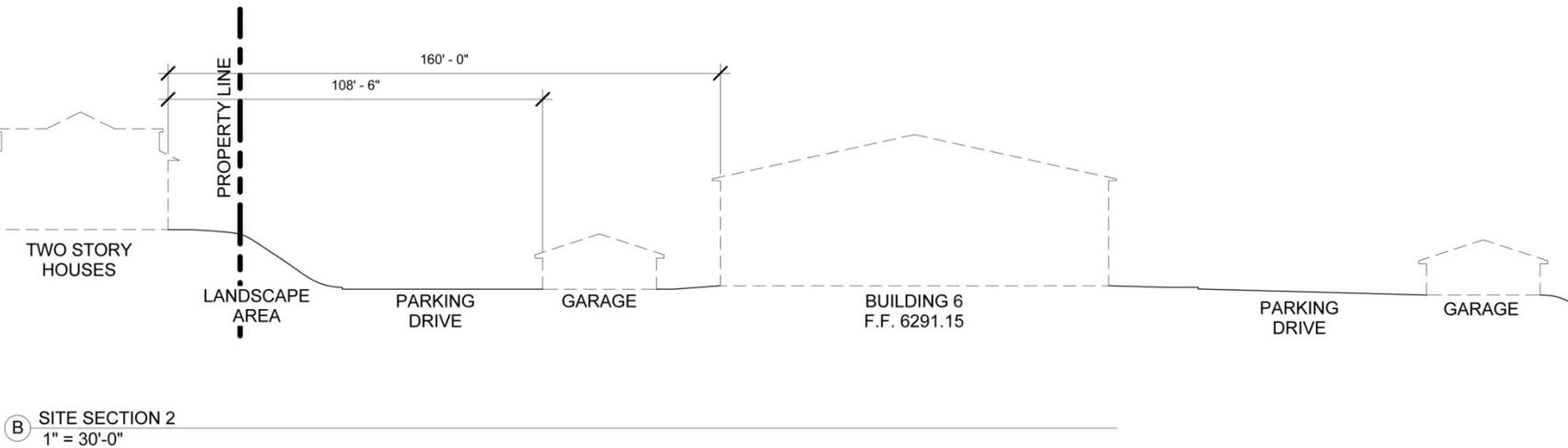
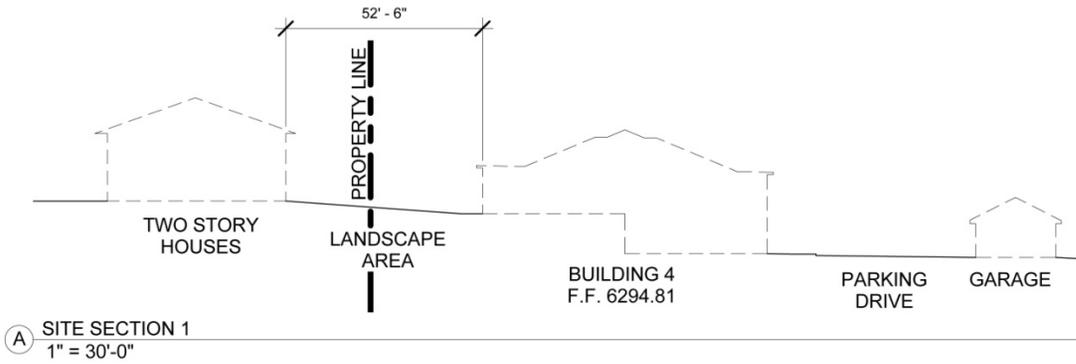
SITE PLAN



**FIGURE 2 – SECTION CUT SITE PLAN**

# AUBURN VILLAS

## SITE SECTIONS 1



**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

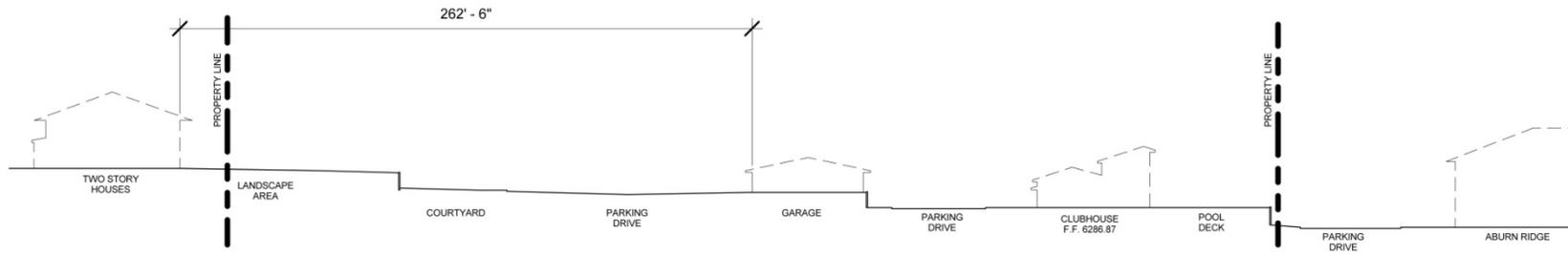
FEBRUARY 23, 2015

COPYRIGHT © PWN ARCHITECTS AND PLANNERS, INC. 2015

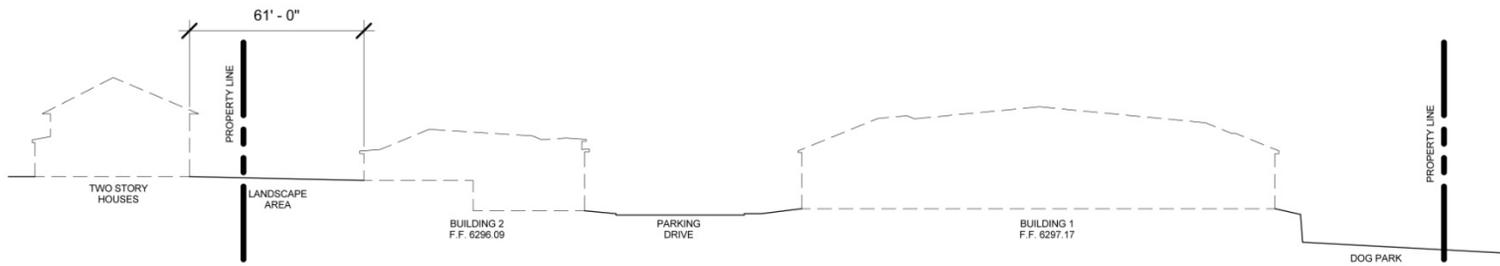
**FIGURE 2 – SITE SECTIONS**

# AUBURN VILLAS

## SITE SECTION 2



C SITE SECTION 3  
1" = 50'-0"



D SITE SECTION 4  
1" = 40'-0"



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

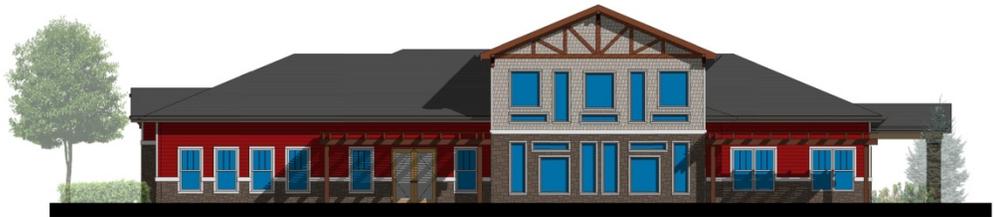
FEBRUARY 23, 2015

COPYRIGHT © PWN ARCHITECTS AND PLANNERS, INC. 2015

**FIGURE 2 – SITE SECTIONS**



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



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

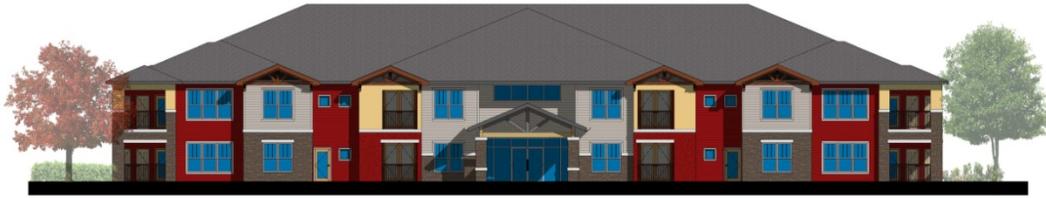


③ CLUBHOUSE REAR ELEVATION  
1/8" = 1'-0"

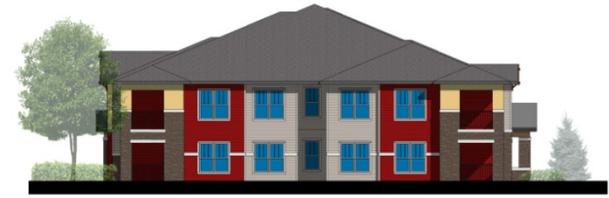


④ CLUBHOUSE SOUTH ELEVATION  
1/8" = 1'-0"

**FIGURE 3 – CLUBHOUSE ELEVATIONS**



1 BUILDING 1- NORTH ELEVATION  
3/32" = 1'-0"



3 BUILDING 1- EAST ELEVATION  
3/32" = 1'-0"



2 BUILDING 1- SOUTH ELEVATION  
3/32" = 1'-0"



4 BUILDING 1- WEST ELEVATION  
3/32" = 1'-0"

**FIGURE 3 – BUILDING 1 ELEVATIONS**



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



③ BUILDING 2 REAR ELEVATION  
1/8" = 1'-0"



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



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

**FIGURE 3 – BUILDING 2 & 3 ELEVATIONS**



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



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



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



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

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



① BUILDING 6 ELEVATION 1  
3/32" = 1'-0"



② BUILDING 6 ELEVATION 3  
3/32" = 1'-0"

**FIGURE 3 – BUILDING 6 ELEVATIONS**



**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"

**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**