



Major PD Plan Amendment No 3  
PD25-0001

Town Council  
March 03, 2026

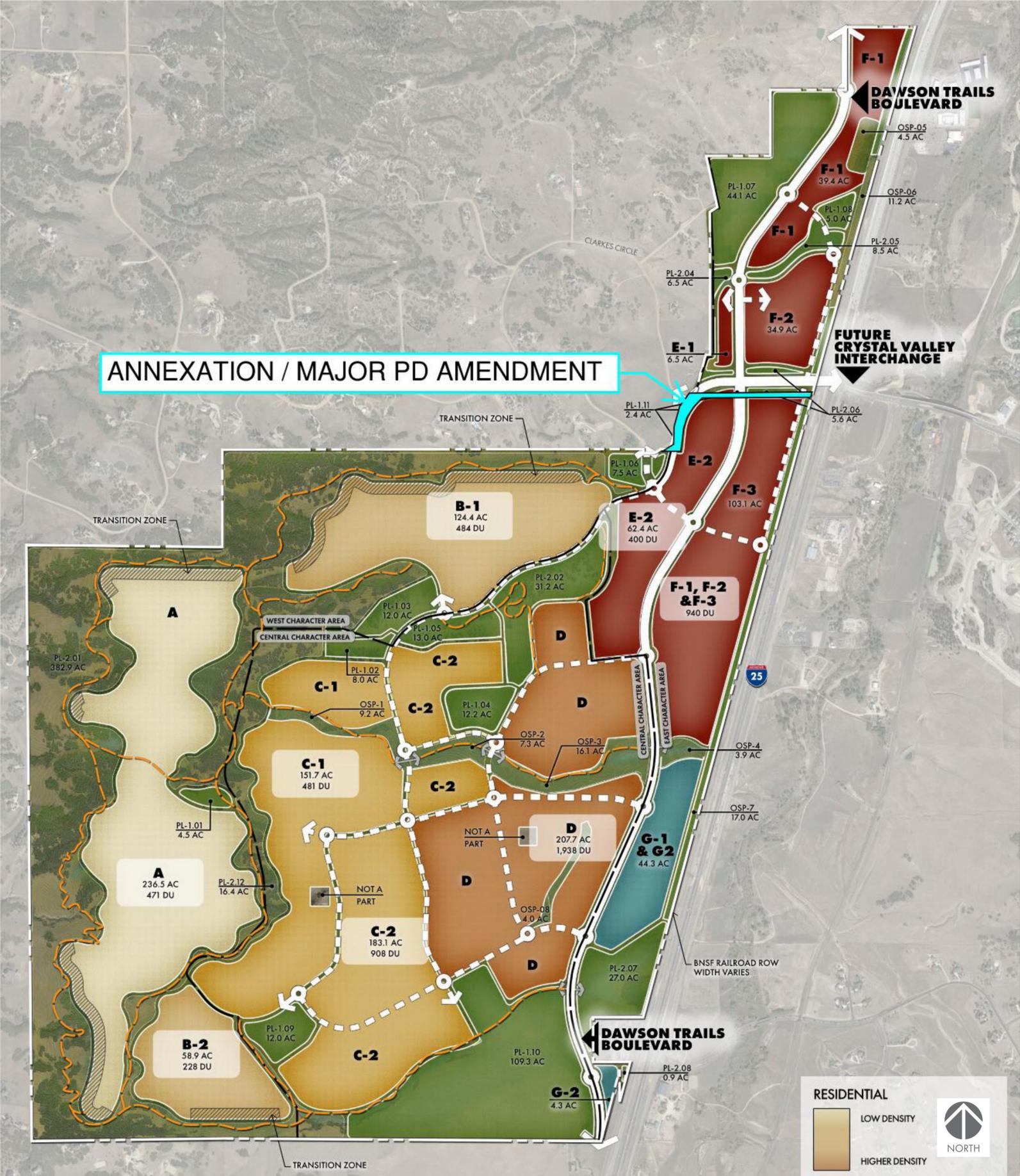


# Project Team



# Overview

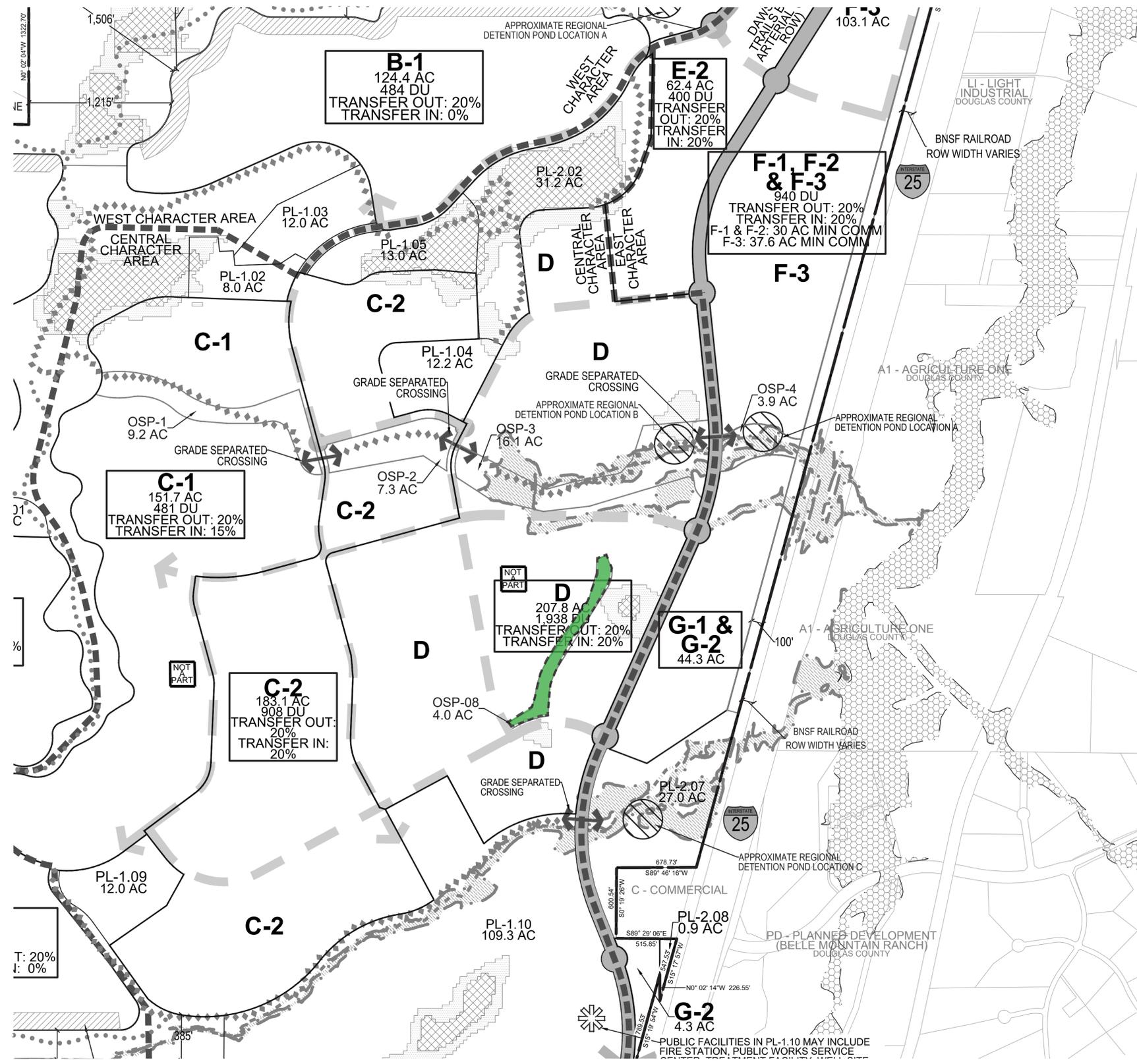
- Portions of Territorial Road and adjacent parcels
- Major PD Amendment to zone the parcels included in the annexation resulting from final CVI alignment
- OSP-8 boundary modification





# OSP-8 Update

- OSP-8 boundary is revised within PA-D but acreage remains 4 AC
- Four 1 acre private active parks will be provided south of North Dawson Tributary Greenway within PA-D and PA-C2
- Location to be determined at time of Site Development Plan (SDP)



### OPEN SPACE AND PUBLIC LAND SUMMARY

	ACREAGE	AMEND-01 ACREAGE	AMEND-02 ACREAGE	AMEND-03 ACREAGE	% OF TOTAL
<b>PUBLIC LAND</b>					
PL-1 (DEDICATED TO TOWN)	227.6	227.6	227.6	227.6	11.0%
<b>OPEN SPACE</b>					
PL-2 (DEDICATED TO TOWN)	462.2	461.3	461.3	462.6	22.4%
OSP (PRIVATE)	70.8	73.5	73.2	73.2	3.5%
<i>SUBTOTAL</i>	<i>533.0</i>	<i>534.8</i>	<i>534.5</i>	<i>535.8</i>	<i>25.9%</i>
FUTURE OPEN SPACE (1)	215.0	215.0	215.0	215.0	10.4%
<b>OPEN SPACE TOTAL</b>	<b>748.0</b>	<b>749.8</b>	<b>749.5</b>	<b>750.8</b>	<b>36.3%</b>
<b>OPEN SPACE AND PUBLIC LAND TOTAL</b>	<b>975.6</b>	<b>977.4</b>	<b>977.1</b>	<b>978.4</b>	<b>47.4%</b>

NOTE:  
 (1) FUTURE OPEN SPACE DESIGNATION (PL-1, PL-2, OSP) TO BE DETERMINED AT TIME OF PLAT.  
 (2) FOUR 1-ACRE MINIMUM PRIVATE ACTIVE PARKS (OSP) WILL BE PROVIDED SOUTH OF THE NORTH DAWSON TRIBUTARY IN PLANNING AREAS D OR C-2. FINAL LOCATIONS SHALL BE DETERMINED AT TIME OF SITE DEVELOPMENT PLAN (SDP).  
 (3) PL-1.11 ACREAGE IS ACCOUNTS FOR THE TOWN OWNED ANNEXATION PARCELS.

# PD Plan Review and Approval Criteria

Town Code Section 17.34.030 & 17.36.010

- A. Community Vision/Land Use Entitlements
- B. Relationship to Surrounding Area
- C. Circulation and Connectivity
- D. Services, Phasing and Off-site Impact
- E. Open Space, Public Lands and Recreation Amenities
- F. Preservation of Natural Features



## QUESTIONS

### **Applicant Contact**

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### **Town Contact**

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## DAWSON TRAILS

### PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS - AMENDMENT NO. 3

TWO PARCELS OF LAND BEING ALL OF SECTION 28 AND PORTIONS OF SECTIONS 15, 21, 22, 27, 29, 32 & 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

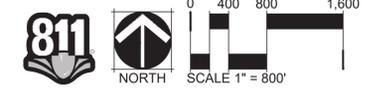
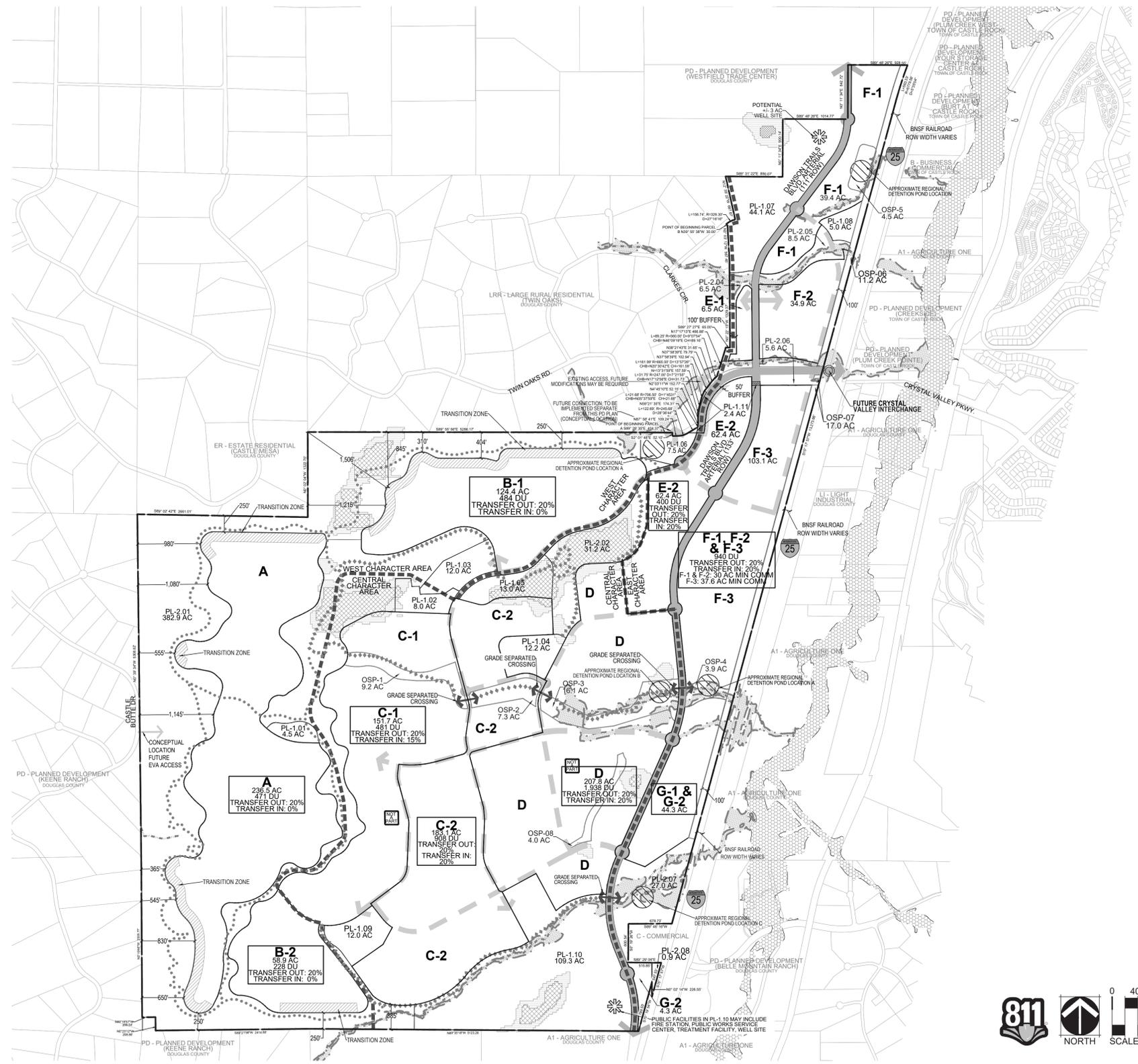
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#### LEGEND

- PROPERTY BOUNDARY
- PLANNING AREA BOUNDARY
- TOWN OF CASTLE ROCK BOUNDARY
- CHARACTER AREA BOUNDARY
- MAJOR DRAINAGEWAY
- TRANSITION ZONE
- MODERATE SKYLINE
- MINOR SKYLINE
- 100 YEAR FLOODPLAIN (TOWN OF CASTLE ROCK)
- 100 YEAR FLOODPLAIN (FEMA)
- PROPOSED ARTERIAL RIGHT OF WAY
- FUTURE COLLECTOR RIGHT OF WAY
- 5' NATURAL SURFACE TRAIL
- 10' HARD SURFACE TRAIL



DAWSON TRAILS PLANNED DEVELOPMENT PLAN AMENDMENT NO. 3 | PROJECT NO. PDP25-0001