



AGENDA MEMORANDUM

To: Mayor and Members of Town Council

From: Tara Vargish, P.E., Director, Development Services Department
Sandy Vossler, Senior Planner, Development Services Department

Title: Resolution Approving a Site Development Plan for Single-Family Residential Development within the Dawson Trails Planned Development [Dawson Trails Filing No. 2, Planning Area E2]

Executive Summary

ACM Dawson Trails VIII JV LLC is seeking approval of a Site Development Plan (SDP) proposing a new townhome community to be located within Dawson Trails Planned Development (PD), Planning Area E2 (PA-E2). The site is approximately 8.4 acres and is



Figure 1: Vicinity Map

located southwest of the intersection of Quandary Peak Drive and Dawson Trails Boulevard (Attachment A, Figure 1).

The proposal is for 100 townhome units, with attached two-car garages and an additional 27 surface spaces distributed throughout the development, as well as adjacent on-street parking. The townhomes are arranged around a one-acre landscaped park with meandering pathways, picnic tables, benches, and play structures. There will be direct connections to the nearby dedicated open space, a fenced dog park with a pet wash station located in the southwest area of the neighborhood. (Attachment B and C)

The Planning Commission considered the proposed Site Development Plan at a public hearing held on June 25, 2026. The Commission voted 6 – 0 (1 abstention) to recommend to Town Council approval of the site plan, as proposed.

Existing Conditions/Surrounding Uses

The site, highlighted in blue in Figure 2, is within the central portion of Planning Area E2. PA-E2 is zoned to allow a mix of uses, where single-family and multifamily residential development is intentionally intermingled with a variety of commercial, office and retail uses (Figure 2, red dashed line). The Dawson Trails PD allows for a pedestrian-oriented street design along Pat

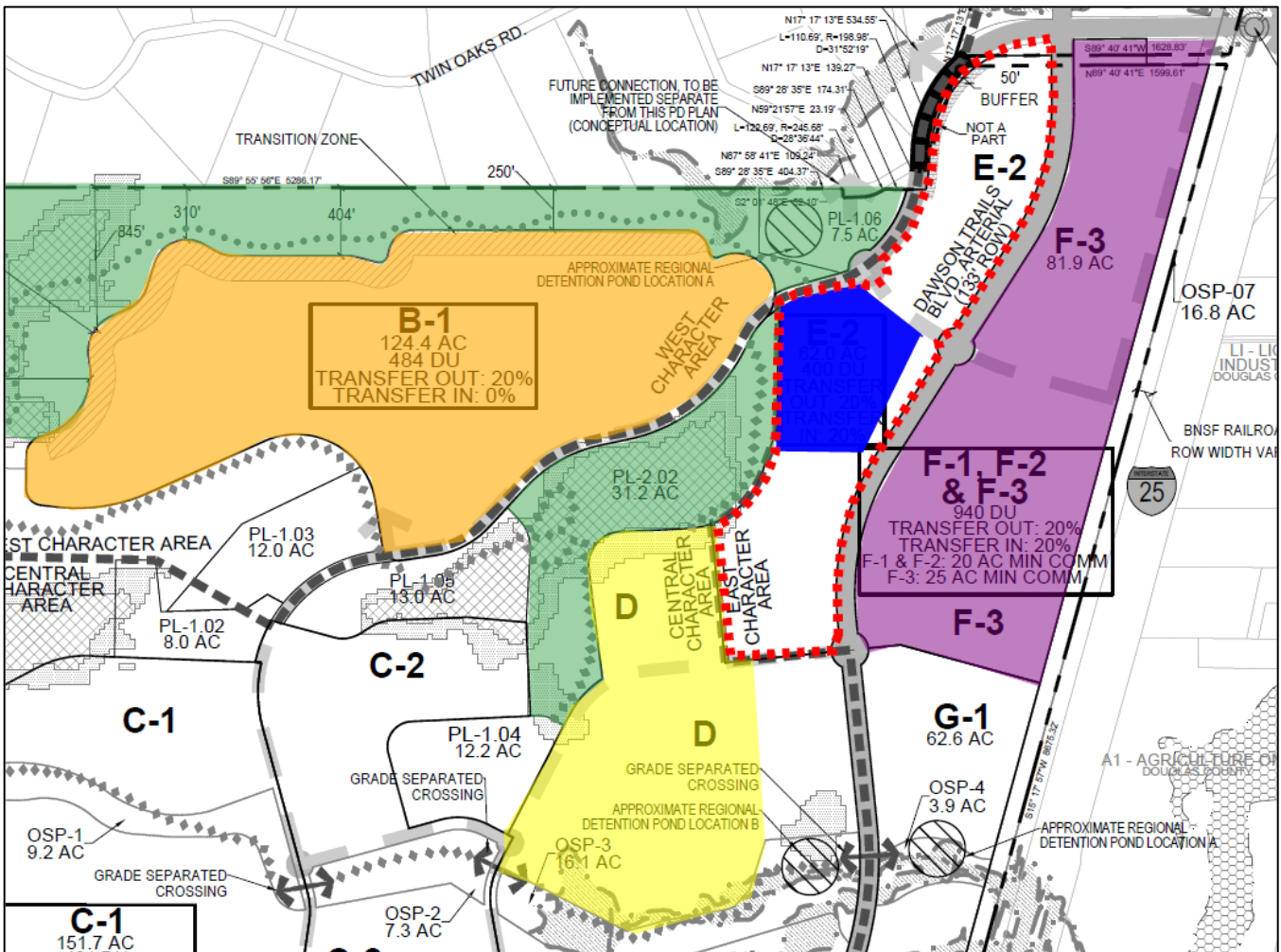


Figure 2: Planning Area E-2 and Surrounding Planning Areas

Haven Drive. Development adjacent to this street section must provide enhanced elements to support pedestrian connectivity and activated public space (Attachment D).

West of the townhome development is a 31 acre dedicated open space tract with an extensive trail network. North of the site, across Gambel Ridge Boulevard is the connection to a trail network that traverses the 383 acre open space area around and through the PD. The adjacent open space tracts are shaded green in Figure 2.

Planning Area B1, shaded orange, is zoned for 484 single family detached housing units. The eastern half of PA-B1 has an approved Site Development Plan for 229 single-family detached units. Planning Area F3 is located east of Dawson Trails Boulevard (shaded purple), and Planning Area D, southwest of PA-E2, both are zoned to allow a mix of residential and commercial uses. The area of PA-D shaded yellow has an approved Site Development Plan for 256 single-family detached units.

Significant grading has occurred surrounding the townhome site for installation of water, waste water and storm sewer infrastructure, and well as Dawson Trails Boulevard, Quandary Peak Drive and Gambel Ridge Boulevard. The Land Suitability report indicates that there are no threatened or protected species present on the site. Prior to the recent grading and infrastructure construction, the area was vegetated with native high-plains species such as yucca, gambel oak and non-native grasses.

Zoning Background

This property was annexed to the Town in 1984, and initially zoned as Castle Rock Ranch PD. It was rezoned in 1986 as Dawson Ridge PD, and was ultimately rezoned in 2022, as the Dawson Trails PD. The property lies within the East Character Area described by the PD Zoning Regulations as an area intended for higher density, mixed use development with a focus on pedestrian friendly connections. Residential development may include more compact housing types such as condominiums, apartments and townhomes.

Planning Area E2 zoning allows single-family attached and detached units and multi-family uses, as well as restaurant, retail, office, healthcare and service related businesses. Residential and non-residential uses may be mixed vertically within the same building or horizontally, next to each other along the street.

The Dawson Trails PD contains design standards that are unique to PA-E2 that are intended to create a walkable “Main Street” atmosphere, described as a pedestrian-oriented. Enhancements may include on-street parking, street trees for shade, buildings fronting the street, with entries connecting to the sidewalk, parks with shaded seating, decorative paving, and pedestrian scale lighting/street furnishings. Other elements to define the public space and pedestrian connectivity may include trail connections, crosswalks, outdoor dining, on-street bike lanes, and conveniently located bike racks.

Pat Haven Street adjacent to this site is identified as a pedestrian-oriented street section. This site plan has incorporated design elements necessary to enhance the pedestrian experience that will be detailed later in this report.

Discussion

Site Design

The SDP proposes 100 townhomes with attached two-car garages. The townhomes are three stories and arranged in two-, three-, and four-unit buildings. The units front to either common space, or to the adjacent street, with the garages accessed from the internal access drives. The buildings located along Pat Haven Street are oriented with the front elevations facing the public right-of-way with walkways from the entrances to the public sidewalk. The streetscape from back of curb to sidewalk includes a mix of evergreen, deciduous and ornamental trees to shade the public sidewalk.

A one-acre landscaped park (Figure 3, shaded green) offers pedestrian connectivity within and through the development (dashed red lines). A playground, benches and picnic table are also provided in the park.

There are two points of access to the property, both from Pat Haven Street (red arrows) and several locations where internal walkways connect to the public right-of-way and sidewalks (purple dots). The interior alleys are 30 feet wide exceeding the Town’s requirements for two-way drive aisles and fire apparatus access.

An off-leash, fenced dog park (shaded orange) with a pet waste station and pet wash (blue dot) are located at the southwest corner of the site. Adjacent to the dog park is a pedestrian connection to the 31 acre dedicated open space property to the west (dashed pink line).

Approximately 36% of the site is landscaped, exceeding the 20% required by Town criteria. The number of trees and shrubs provided also exceed the minimum requirements of landscape

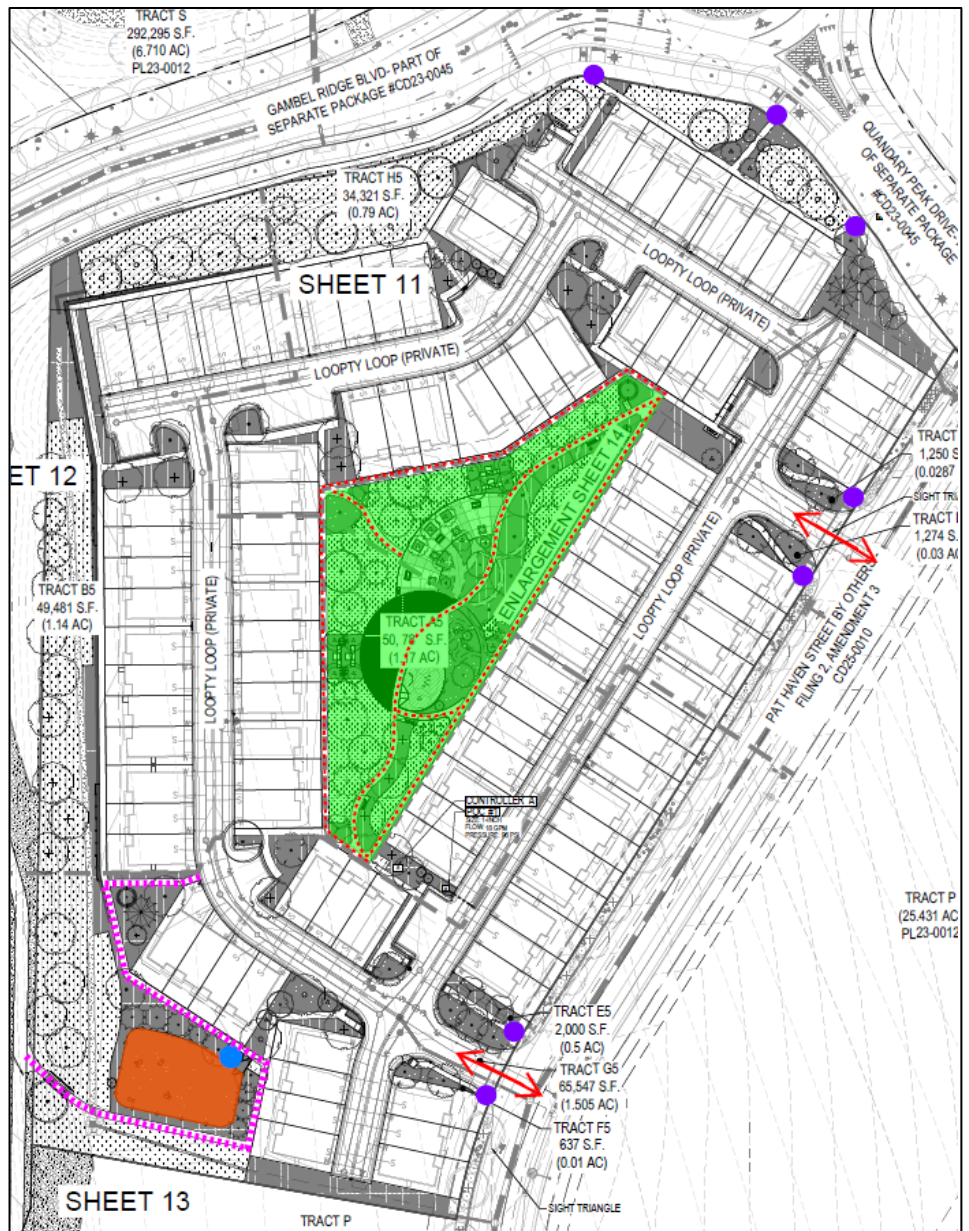


Figure 3: Site Development Plan, Landscape Plan

criteria. Planting throughout the property contain a mix of evergreens, deciduous shade trees and ornamental trees, as well as shrubs, ornamental grasses and perennial plantings. The plantings will comply with the recently adopted statewide fire resistant requirements.

The architecture of the multi-unit building follows three style themes; Mid-Century Modern, Farmhouse and Arts and Crafts. All buildings have 360 degree architecture. A cantilever roof design and clean lines are the



Figure 4: Mid-Century Modern Colors and Materials

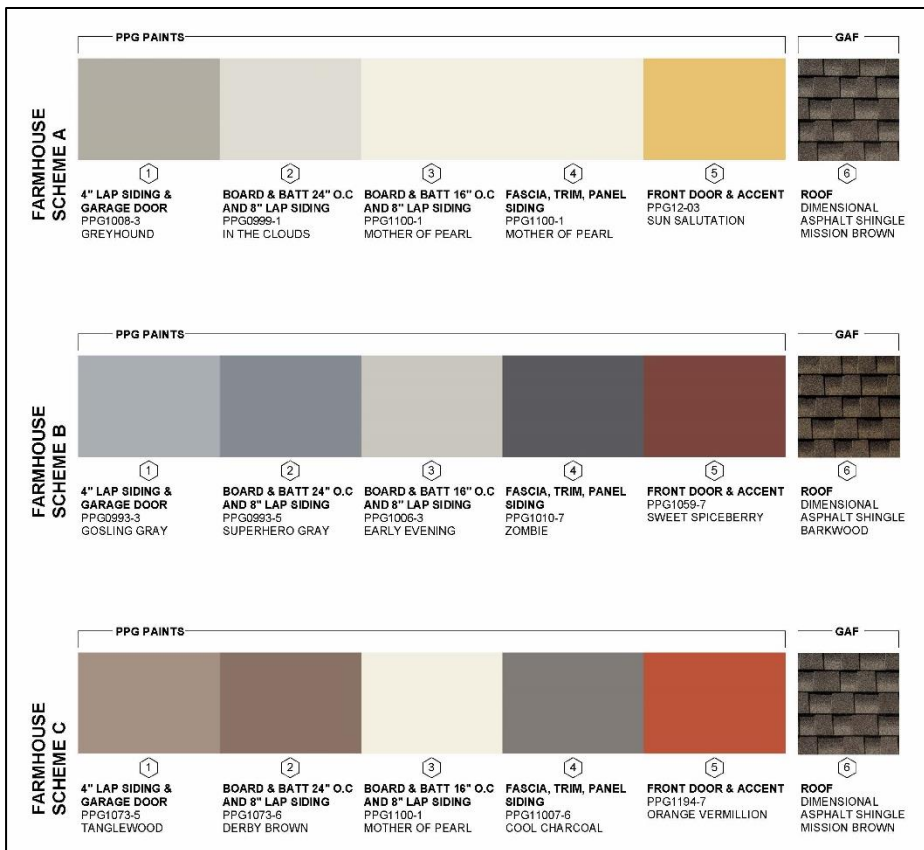


Figure 5: Farmhouse Colors and Materials

predominant features of the Mid-Century Modern units. Materials include lap siding, brick and asphalt shingles. The colors and materials shown in Figure 4 and Attachment E.

The Farmhouse style reflects a gabled roofline, lap siding, board and batten siding, and asphalt shingles (Figure 5 and Attachment E).

Lastly, the Arts and Crafts design features a hipped roofline, lap and board and batten siding, stone veneer, and asphalt shingles (Figure 6 and Attachment E).

The lighting plan includes bollards and pole mounted fixtures throughout the development. At 3-foot and 16-foot, respectively, the lighting is scaled with pedestrians in mind. Wall mounted sconces will illuminate porches and garage entrances.

Development Standards

The development standards for this proposal are established in the Dawson Trails PD Plan and Zoning Regulations. Table 1 compares the PD zoning standards with the standards shown in the proposed site plan.

The maximum building height for all uses in PA-E2 is 60 feet. The site plan proposes a maximum height of 40 feet for the three story units.

The required parking for this townhome development is established in the Dawson Trails PD Zoning Regulations. The number of spaces provided exceeds the requirements of the PD Zoning Regulations and the Town’s Municipal Code standards.

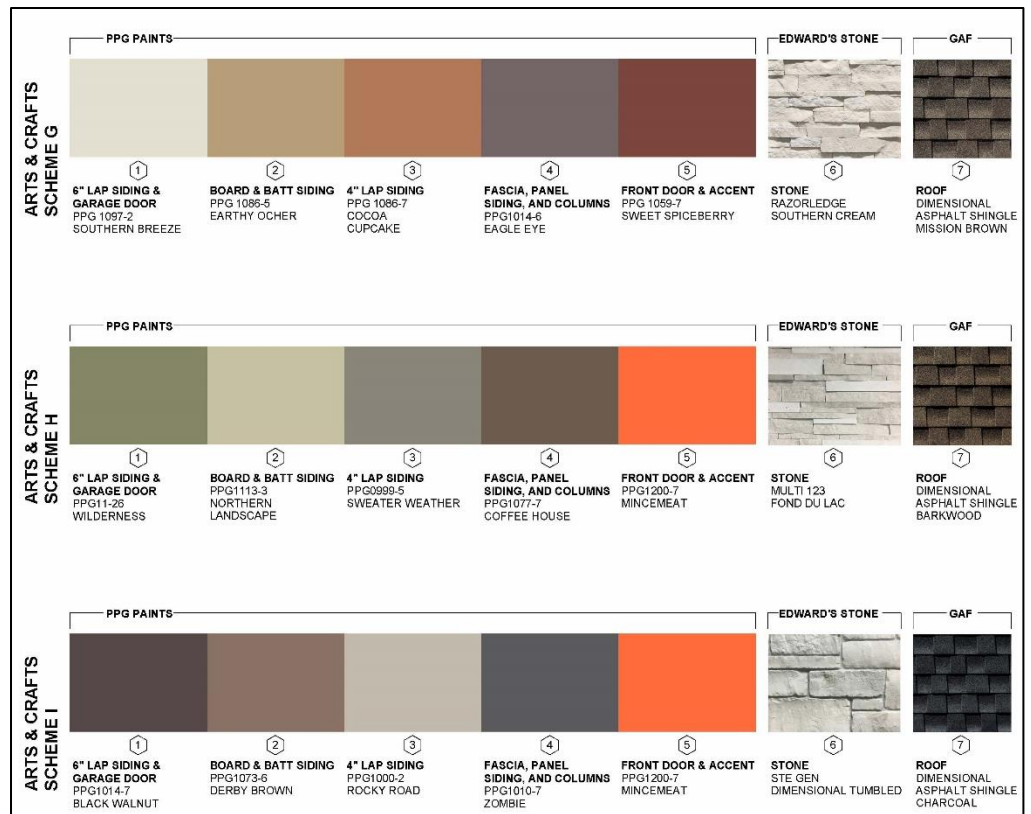


Figure 6: Arts and Crafts Colors and Materials

Dawson Trails PD Zoning Requirement	Town Code Parking Requirement	Site Development Plan Parking Spaces Provided
1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3+ bedroom;	200 spaces (2 spaces per unit)	200 spaces (100 units x 2 spaces in attached garage)
Plus 15% of total required spaces for guest parking = 30 spaces	Not applicable	53 spaces (27 onsite spaces and 25 adjacent on-street spaces)
230 spaces required	200 spaces required	252 spaces provided

Table 1: Parking Requirements and Parking Provided

Per the PD regulations the number of spaces required is based on the number of bedrooms per unit, plus an additional 15% of the total spaces required for guest parking (Table 1). This site plan uses the maximum 3-bedroom requirement to calculate the required parking. The PD regulations also allows for on-street parking spaces that are adjacent to a lot frontage in PA-E2 to be counted toward the overall parking requirements.

The front, rear and side setbacks comply with the minimum setbacks established in the Dawson Trails PD Zoning Regulations. There is no minimum or maximum lot size prescribed for PA-E2, as this is an area of the Dawson Trails PD intended to develop with wide range of housing types, sizes and densities (Table 2).

Planning Area E2 - Zoning and Development Standards Comparison		
	PD Zoning Allowance	Proposed Site Plan
Uses	Single-Family Attached, Detached, Multi-family, Non-Residential	Multi-Family Townhomes
Development Standards		
Number of Lots and Dwelling Units	400	100
Maximum Density	N/A	12 du/ac
Maximum Building Height	60 ft	40 ft
Maximum Lot Size	N/A	N/A
Maximum Building Coverage	85%	30%
Setbacks		
Minimum Front	10 ft**	10 ft**
Minimum Front to Garage	20 ft	N/A – Alley Loaded
Minimum Rear	10 ft	10 ft
Minimum Rear Alley	0 ft***	0 ft***
Minimum Side	5 ft	5 ft
Minimum Side to Street	15 ft	15 ft
Minimum Building Separation	10 ft	10 ft
Minimum Parking Spaces	1 space per 1 bedroom; 1.5 spaces per 2 bedroom; 2 spaces per 3 bedroom; Plus 15% of total guest parking = 230 spaces	200 spaces (2 space per garage), plus 27 onsite guest spaces and 25 on-street spaces**** = 252 spaces

*The remaining 300 dwelling units may be developed in the remaining portions of Planning Area E2.

**10 foot front setback allowed per Dawson Trails PD Zoning Section 6.11.10.

***0 foot rear alley setback allowed per Dawson Trails PD Zoning Section 6.11.6.

****On-street parking adjacent to lot frontage may count toward onsite parking requirements in PA-E2 only.

Table 2: Comparison of PD Zoning and Site Plan Uses and Standards

The site is designed to meet the standards for the pedestrian-oriented street section. The buildings fronting to Pat Haven Street have minimum setbacks and front entrances with walkway connections to the public sidewalk. Other walkway connections are provided throughout the site to meet

There are two access drives into the development, both from Pat Haven Street, meeting the requirement for emergency access. The internal private drives are a minimum of 30 feet wide, exceeding the Town's requirements for two-way aisles and fire equipment access. The proposed landscaping meets the requirements of the Dawson Trails water efficiency plan and the Town's landscape and irrigation regulations. The number and mix of trees and shrubs proposed on the site and within the streetscape meet the Town's requirements and the intent of pedestrian oriented street section described in the PD Zoning Regulations.

Skyline / Ridgeline Protections

Development of this property is not subject to the Skyline/Ridgeline Protection Ordinance.

Interface Regulations

The Dawson Trails PD is an intentionally mixed-use development, therefore the Residential/Non-Residential and the Dissimilar Residential Interface Regulations do not apply within or between planning areas in Dawson Trails. This site is located in the central portion of Planning Area E2 and is not adjacent to any development outside of Dawson Trails

Open Space and Public Land Dedication

Parks Staff has reviewed this Site Development Plan and found that it complies with the approved zoning and development obligations. With this development, a concrete trail will be constructed to connect to nearby trail networks. Additionally, within the townhome development, open space is being provided for residents with a landscape park area that includes paved connections to the internal and adjacent trail networks. Any necessary grading onto the adjacent Town open space will be subject to a permanent slope easement agreement that will ensure the seeded slopes are maintained and monitored against erosion by the Homeowner's Association or Metropolitan District.

Approximately, 3.2 acres or 38% of the site is open space. This is in addition to the 536 acres of open space required per the Dawson Trails PD Plan.

Traffic Impact Analysis and Mitigation

Public Works has reviewed and approved this Site Development Plan. The Master Traffic Study (MTS) for the Dawson Trails Planned Development assumed higher density than the current proposed 100 townhomes. Overall, there will be 48 less daily trips than assumed in the MTS, see Table 3.

Per the Dawson Trails Filing No. 2 Infrastructure Plan (CD23-0045), the collector roads serving the area will be constructed prior to the completion of Planning Area E-2. The collector roads will connect to Dawson Trails Blvd which is already constructed. Local streets, Pat Haven and Dawson Plaza will be built with the project and provide direct access to the proposed townhomes.

All intersections will operate at an acceptable level of service as shown in the traffic conformance letter. All of these improvements will support the proposed townhomes and are

Planning Area	Land Use	Size	Unit	Non-Auto Factor	Internal Capture Adjust	Average Daily Trips				AM Peak Hour Trips				PM Peak Hour Trips				Saturday Peak Hour Trips			
						Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Master Transportation Study¹																					
Part of E-2 South	ITE 220 - Multi-Family Housing (Low-Rise)	100	Dwelling Units	0.95	0.90	6.74	576	288	288	0.40	34	8	26	0.51	44	28	16	0.41	35	17	18
Updated Traffic Conformance Letter²																					
Part of E-2 South	ITE 215 - Single-Family Attached Housing	100	Dwelling Units	0.95	1.00	6.57	624	312	312	0.47	45	11	34	0.51	48	27	21	0.47	45	22	23
Difference in Trips (MTS vs. Updated)						48	24	24		11	3	8		4	-1	5		10	5	5	
<small>¹ Source : ITE Trip Generation Manual and Handbook, 11th Edition, 2021.</small>																					
<small>² Source : ITE Trip Generation Manual and Handbook, 12th Edition, 2025.</small>																					

Table 3: Trip Generation Summary and Comparison

consistent with the Planned Development Plan, MTS, and supplemental traffic analysis. The traffic conformance letter is included as Attachment F.

Water Resources

The Town's applicable water resources and conveyance requirements have been met for this development plan. Municipal water service will be provided to the Planning Area E2 development subject to the terms of the Dawson Trails Development Agreement (DA). Water credits will be allocated from the Dawson Trails Water Bank. Quantification of water credits and water demand is in progress and will be finalized with construction documents and plat.

Drainage and Storm Water

The site design meets the Town's applicable drainage requirements set forth in the Town of Castle Rock Stormwater Criteria Manual. This site plan was redesigned to reduce flooding potential with the units immediately adjacent to internal private streets. The proposed design includes inverted crowns on private streets and one redundant inlet. The applicant has addressed all staff concerns.

Utilities

Castle Rock Water staff have reviewed and approved the SDP, the Utility Report and the Drainage Report. The Town's applicable water and sewer requirements set forth in the Town of Castle Rock Water Criteria Manual and Wastewater Criteria Manual are applicable to the development of this property as proposed by the Site Development Plan. The developer is required to provide some additional pocket easements for utility infrastructure once the final engineering is completed and the plat is prepared.

Fire

The Town's applicable fire requirements set forth in the Town of Castle Rock Municipal Code apply to the development of this townhome community. Fire staff has reviewed and approved the Site Development Plan, satisfied with the accessibility to the streets and homes.

Water Conservation and Landscaping

Staff has reviewed and approved the landscape plan detailed in the Site Development Plan. The implementation of ColoradoScape methods is required in the Dawson Trails PD. Plant selection meets the Town Landscape regulations for low water use species.

Notification and Outreach

Public Notice

A public hearing notice signs was posted on the property, visible from Dawson Trails Boulevard. A second sign was posted at the intersection of Dawson Trails Boulevard and Gambel Ridge Boulevard. Written notices were sent to property owners within 500 feet of the property, at least 15 days prior to the public hearings. Town staff published notice of the Planning Commission public hearing on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map. To date, staff has not received any public inquiries about the proposal.

Neighborhood Meetings

The applicant held three neighborhood meetings to present, discuss and take feedback on the proposed Site Development Plan. The first meeting, held on December 10, 2024, was attended by seven residents. The second meeting, held on January 12, 2026, was attended by five residents. Summaries of the first two meetings are combined in Attachment G.

The third meeting is scheduled to be held on June 22, 2026. A written summary of the third meeting will be provided to Planning Commission at the public hearing on June 25th and will be summarized in the staff presentation.

Questions and concerns raised by the neighbors in attendance at the first neighborhood meeting focused on parking requirements, whether there would be an HOA, impacts to the natural ridge in the open space west of the development, estimated opening of Dawson Trails Boulevard, and location of utility infrastructure.

At the second neighborhood meeting, residents asked whether the project would be phased and the anticipate start of construction. The remainder of the neighborhood meeting drew questions about the broader Dawson Trails infrastructure construction, such as the completion dates for Gambel Ridge Boulevard to Quandary Peak Street, the need for, and size of, the two water tanks under construction, and the locate of the detention ponds within Dawson Trails.

External Referrals

External referrals were sent to local service providers and Douglas County agencies, as well as, to the Colorado Department of Transportation (CDOT), Chatfield Watershed Authority,

Colorado Geological Survey, Colorado Parks and Wildlife, and Plum Creek Water Reclamation Authority. There are no outstanding external referral comments.

Analysis

This staff analysis takes into account the representations made in the Site Development Plan land use application, technical reports and attachments submitted to date.

SDP Review and Approval Criteria and Analysis 17.38.040

A. Community Vision/Land Use Entitlements.

1. Generally, conforms to the Town's guiding documents that include, but are not limited to, Town Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans and any other guiding document so long as the application of such document does not restrict the project's entitle use(s) and density.
2. Complies with existing Intergovernmental Agreements applicable to the development proposed.
3. Complies with any applicable Zoning Overlay Regulations and, if applicable, Skyline/Ridgeline Regulations.
4. Complies with the approved Planned Development Plan and Zoning Regulations.
5. Conforms to the Town's architectural goals by proposing architectural details that incorporate the use of high quality materials in a unique and varied design, while eliminating monolithic expanses of walls and rooflines through the use of varying planes and architectural projections to ensure a complete 360-degree architectural design.
6. Complies with all other relevant requirements of the Castle Rock Municipal Code (CRMC).

Analysis: The proposed SDP meets this criterion. It conforms to the Town's Vision and Comprehensive Master Plan in terms of developing housing stock, preserving open space and conserving natural resources. The SDP also complies with the Dawson Trails PD Plan and Zoning Regulations, as detailed in the body of this report. Lastly, staff has confirmed that the SDP meets the standards of the Town's Municipal Code and related technical criterial for development. No intergovernmental agreements or zoning overlays apply to this development.

B. Site Layout.

1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the CRMC.
2. Site design shall be designed to maintain pedestrian and vehicle safety, provide for adequate fire safety, and mitigate impacts upon adjacent properties by ensuring all vehicular, fire and mitigation regulations contained within the CRMC, including technical criteria, have been met.
3. Provides adequate parking, on-site circulation and loading in accordance with Town regulations.
4. Provides appropriate screening and/or enclosure of outdoor storage of merchandise/materials, loading areas, trash receptacles, mechanical units, site utility equipment and building mounted utility hardware.

5. Provides adequate site design to protect major environmental characteristics that would include unique topographic features and significant vegetation where possible.

Analysis: The proposed SDP meets this criterion. As discussed earlier, the Interface Regulations do not apply to this SDP. Internal drive aisles are designed to provide safe and efficient vehicle circulation and emergency vehicle access. Pedestrian walkways, both paved and natural surface provide connections within the community and to adjacent trail systems and public sidewalks.

The plan provides 252 parking spaces, which is based on the maximum requirement of 2 spaces per number of 3-bedrooms units, plus 27 surface guest spaces distributed throughout the site and 25 on-street spaces adjacent to the property on Pat Haven Street, as allowed by the Dawson Trails PD Zoning Regulations. Evergreen, deciduous and ornamental trees and shrubs planted throughout the development provide shaded walkways and park space, buffers and the required streetscape on Pat Haven Street. Irrigated turf is restricted in compliance with the Town's Landscape and Irrigation requirements.

C. Circulation and Connectivity.

1. Complies with all CRMC and technical criteria associated with circulation and connectivity.
2. Complies with all Fire regulations associated with land development.
3. Provides for pedestrian and bicycle traffic in a safe and convenient manner.
4. Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space and commercial areas.

Analysis: The proposed SDP meets this criterion. Public Works and Fire staff have reviewed and approved the SDP and supporting documents for compliance with technical criteria, master traffic analyses, and fire code. The internal drive aisles, internal walkways, and connections to adjacent trails and public sidewalks provide for safe and convenient connectivity within and outside of the neighborhood.

D. Services Phasing and Off-site Impact.

1. Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements in a logical and efficient manner.
2. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
3. Existing or proposed stormwater systems can support the development and comply with applicable regulations.
4. Provides adequate consideration for the future extension of streets and utilities to adjacent properties.
5. Identifies and appropriately provides on-site and off-site public improvements to mitigate traffic impacts as required by the CRMC and technical criteria.

Analysis: The proposed SDP meets this criterion. The SDP provides adequate and efficient utility plans for water, stormwater and wastewater and drainage facilities to serve the development. Sufficient water resources to serve this level of development will be dedicated prior to the approval and recording of the plat associated with this site plan. Trail systems and connections with open space and future development surrounding PA-E2 are included in the SDP.

E. Open Space, Public Lands and Recreation Amenities.

1. Provides adequate trail systems in terms of internal circulation and appropriate external connections deemed necessary by the Town to achieve connectivity goals.
2. Ensures functional and accessible open space, consistent with the overall open space plan for development and preserves significant natural features.
3. Ensures appropriate buffering, utilizing open space and/or setbacks to lessen any
4. Identified negative impacts.

Analysis: The proposed SDP meets this criterion. The internal walkways, open space, park acreage and amenities, and connection to offsite open space and trails has been detailed in the body of this report.

Budget Impact

Development of the property will generate review, permit and impact fees, along with use taxes for the Town. Based on the proposed 100 individually owned townhomes, staff estimates that the project will generate the development impact fees and water system development fees shown in Table 4.

Development impact fees and water system development fees are charged on a per unit basis and are independent on unit size for townhomes. These estimates are based on the Town’s adopted 2026 impact fee and water system development fee schedules. Impact fees and system development fees are collected at the time individual building permits are issued and are subject to the fee schedule in effect at that time. Both impact fees and system development fees typically increase on an annual basis; therefore, it is anticipated this development will generate fees higher than the estimates above.

Impact Fees	
Parks and Recreation	\$716,300
Municipal Facilities	\$37,700
Fire	\$106,500
Police	\$57,600
Transportation	\$1,316,100
Total Impact Fees	\$2,234,200
Water System Development Fees	
Water	\$698,470
Water Resources	\$2,519,811
Wastewater	\$410,700
Stormwater (Cherry Creek)	\$76,600
Total System Development Fees	\$3,705,581

Table 4: Impact and Water System Development Fees

Findings

All staff review comments and external referral comments have been addressed. Town staff finds that the proposed Site Development Plan for Dawson Trails Planning Area E2:

- Conforms to, and advances the objectives of the Town Vision and the Comprehensive Master Plan,
- Meets the requirement of the Castle Rock Municipal Code, Chapter 17.38 – Site Development Plan,
- Complies with the requirements of the Town’s technical criteria for landscaping, water, waste water, stormwater and multi-modal transportation and traffic standards and mitigations, and

- Meets the requirements of the Dawson Trails Planned Development Plan and Zoning Regulations.

Recommendation

Planning Commission voted 6 – 0 (1 abstention) to recommend to Town Council approval of the Site Development Plan.

Proposed Motion

Option 1: Approval

“I move to approve the Resolution, as introduced by title.”

Option 2: Approval with Conditions

“I move to approve the Resolution, with the following conditions:” [list conditions]

Option 3: Continue item to next hearing (need more information to make decision)

“I move to continue this item to the Town Council meeting on [date], at [time].”

Attachments

- Attachment A: Vicinity Map
- Attachment B: Resolution
- Attachment C: Site Development Plan
- Attachment D: Planning Area E2 PD Zoning Regulations
- Attachment E: Color and Material Boards
- Attachment F: Traffic Conformance Letter
- Attachment G: Neighborhood Meeting Summaries

