



Meeting Date: May 8, 2025

AGENDA MEMORANDUM

To: Planning Commission

From: Sandy Vossler, Senior Planner, Development Services Department

Title: **Dawson Trails Filing No. 2, Tracts O and H, Site Development Plan**
[53.27 acres, located south of Territorial Road and west of Dawson Trails Boulevard]

Executive Summary

ACM Dawson Trails VIII JV LLC is seeking approval of a residential Site Development Plan (SDP) within the Dawson Trails Planned Development (PD) (Attachment B). The development site is approximately 53 acres within the northern portion Planning Area D. It is located south of Territorial Road and west of the future Dawson Trails Boulevard (Figure 1 and Attachment A).

The Site Development Plan proposes to create 256 lots for single-family detached dwelling units and approximately 11 acres of private open space, to include a small neighborhood park. An additional 43.5 acres of public land with trails is being dedicated to the Town as prescribed by the Dawson Trails Planned Development Plan.

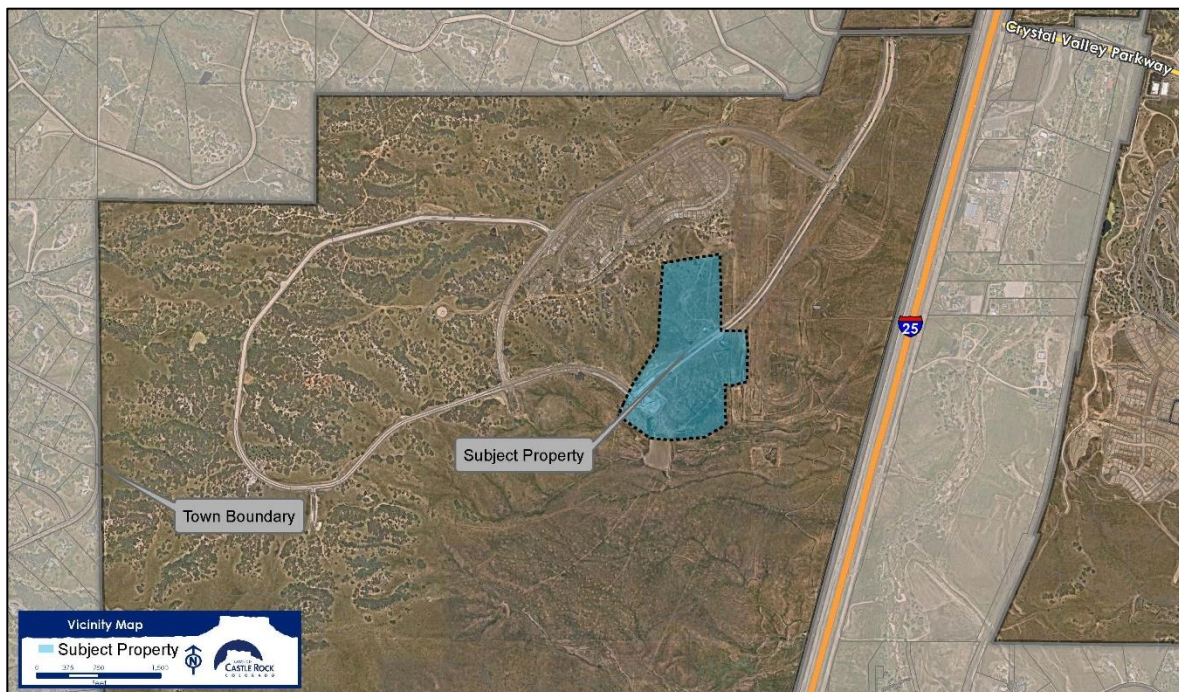


Figure 1: Vicinity Map

The proposed SDP meets the applicable development standards of the Dawson Trails PD Plan and the Municipal Code. No outstanding staff or external comments remain. Staff is recommending approval of the Site Development Plan, as proposed.

Background

Existing Conditions/Surrounding Uses

The undeveloped property is located south of Territorial Road and west of the future Dawson Trails Boulevard. The proposed site plan, highlighted in blue in Figure 2 below, is within the northern portion of the larger Dawson Trails PD Planning Area D (PA-D).

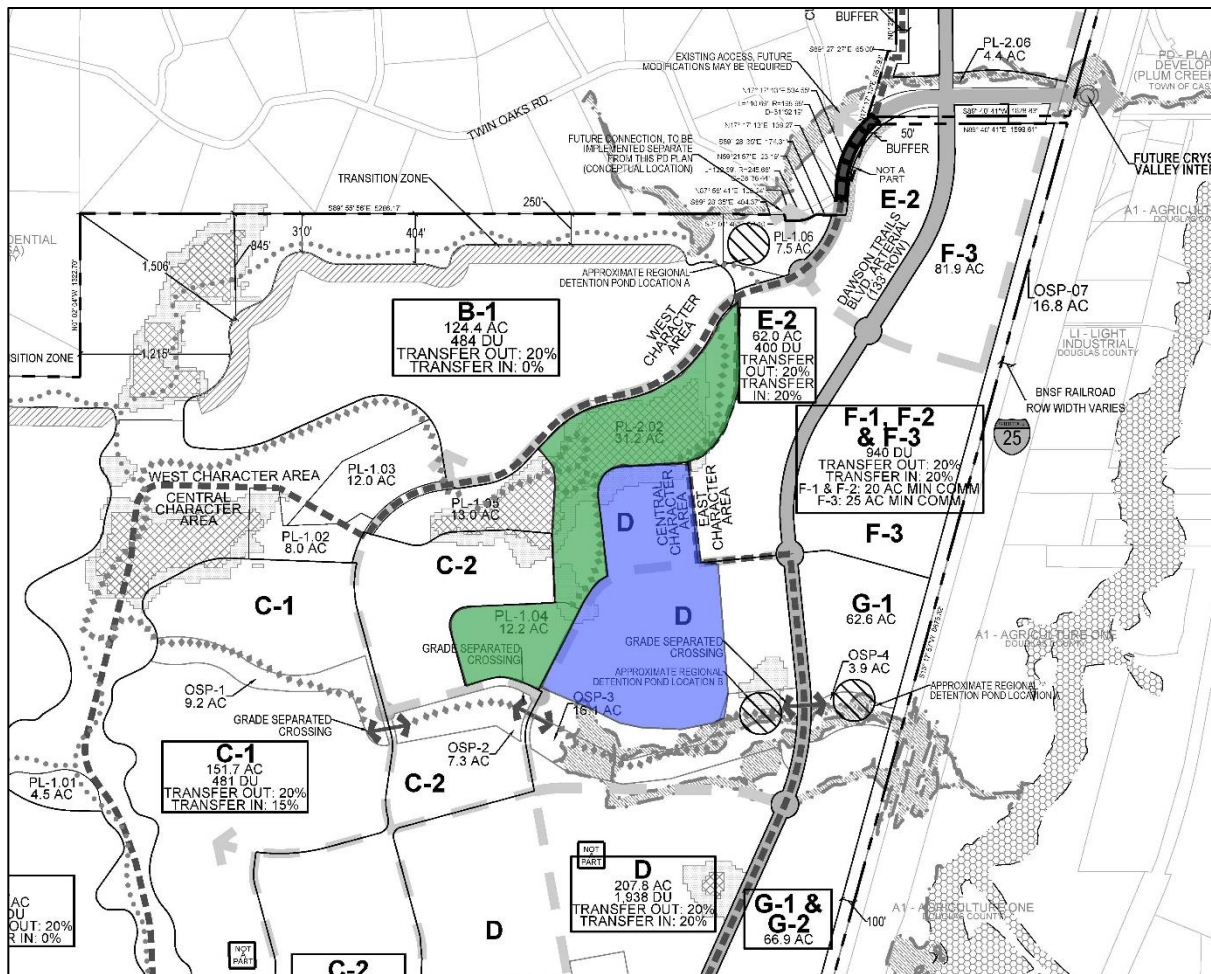


Figure 2: Dawson Trails Planning Area D and Public Land PL-1.04 and PL-2.02

The planning areas and permitted uses surrounding this new neighborhood include Planning Area E-2 to the northeast, a mixed-use area where single-family and multifamily residential development is intentionally mixed with a variety of commercial, office and retail uses. West and north of this neighborhood are two areas of public land, PL-1.04 and PL-2.02, that may be used for public facilities, as well as active and passive recreational use. The remainder of PA-D lies to the southeast and south, where a mix of residential and non-residential uses are permitted.

The Land Suitability report submitted with the PD rezoning application indicates that there are no threatened or protected species present on the site. The vegetation is primarily native high-plains species such as yucca, gambel oak and non-native grasses. Some landscape trees planted with the infrastructure construction in the 1980's remain, and will be removed with the development of this site.

Zoning Regulations

This property was annexed to the Town in 1984, and initially zoned as Castle Rock Ranch PD. The property was ultimately rezoned in 2022, as part of the Dawson Trails PD. The property lies within the Central Character Area described by the PD Zoning Regulations as an area of transition between the lower density West Character Area and the higher density/intensity East Character Area. Residential development in the Central Area is intended to include a wide range of housing types such as single-family attached, detached, and multi-family. Well connected neighborhoods, parks and open space are planned.

Planning Area D is zoned to allow single-family attached and detached, multi-family residential uses, and non-residential uses such as retail, office, restaurants, clinics churches and nursing home/assisted living facilities. A portion of the Dawson Trails PD Zoning Regulations, Section 6.4, showing all of the permitted uses and development standards in PA-D, is attached (Attachment C).

Discussion

Site Design

The SDP proposes 256 single-family detached residential units and approximately 11 acres of private open space internal to the site, which includes a neighborhood park (Figure 3, shaded

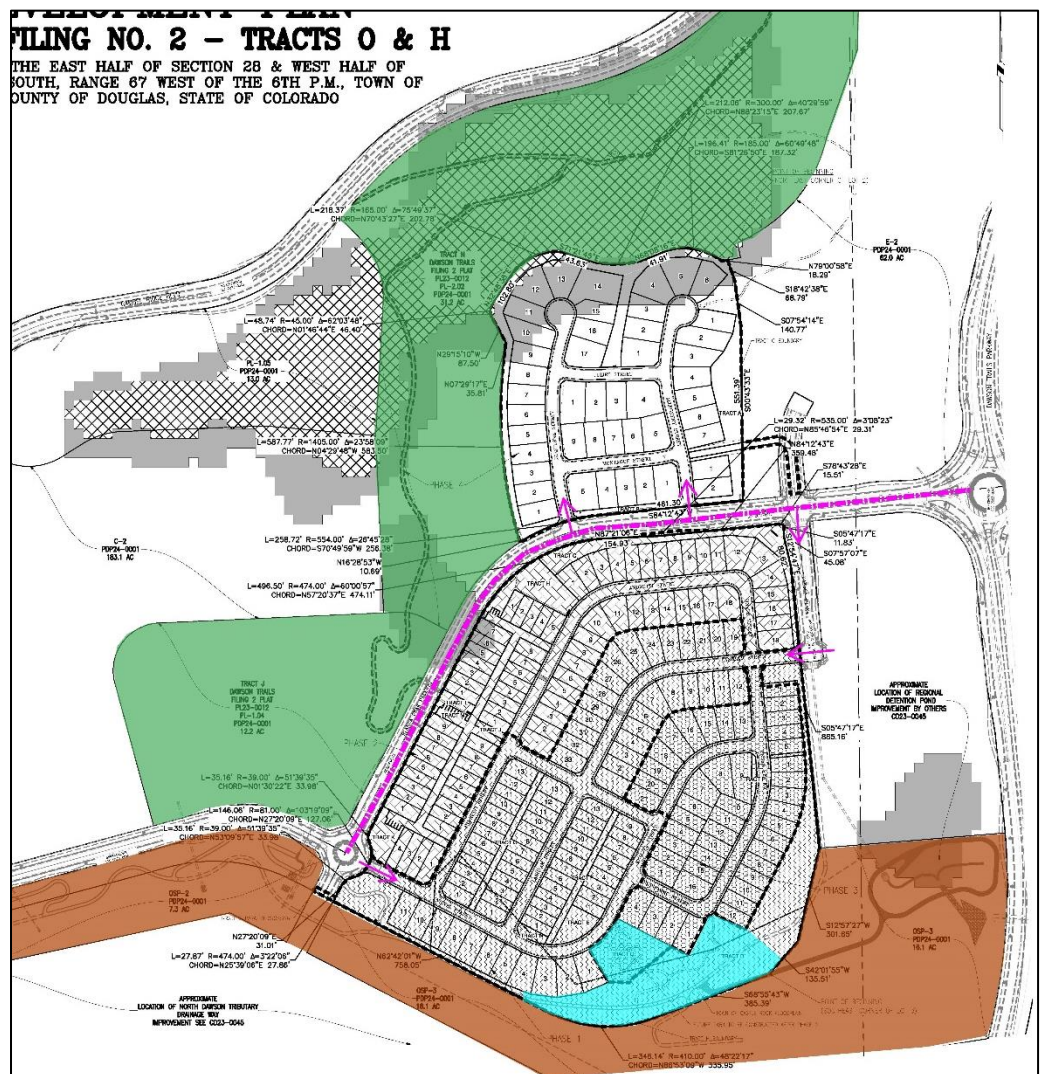


Figure 3: Dawson Trails Planning Area D Site Development Plan

teal). The area shaded green represents the 43.5 acres of public land being dedicated to the Town with its development. The public land includes topography with the highest elevation in Dawson Trails. An extensive trail system with benches and look out points will be constructed in the open space, with trail connection to the surrounding neighborhoods.

A new loop road, Blanca Peak Parkway, is being constructed and will traverse PA-D (Figure 3, pink dashed line). The neighborhood located north of Blanca Peak Pkwy consists of larger lots in PA-D, a total of 46, and has two access streets off of Blanca Peak Pkwy. In addition, an emergency vehicle access drive connects northern neighborhood to Planning Area E-2 to the east.

The remaining 201 single-family detached units are south of Blanca Peak Parkway on smaller lots of varying sizes and configurations. Alley-loaded units will be available in the western portion of the site, with a number of the units fronting Blanca Peak Parkway.

Tract D is approximately 4.8 acres and is located in the southeast portion of PA-D (Figure 3, shaded teal). This is the local neighborhood park with play equipment and a trike/bike loop track for riding. Pedestrian trails extend from the park south into the Greenway (shaded brown). The Greenway is a natural drainage channel running east/west through Dawson Trails. It will be stabilized and improved with hard surface trails and grade-separated crossing as major road intersections.

Evergreen and deciduous trees will be planted throughout the neighborhood to provide shade along street rights-of-way and within the park. Tree plantings will also be used in common and open space areas for aesthetic purposes, as well as to enhance natural screening in the buffer areas.

Development Standards

Zoning and Development Standards Comparison		
	PD Zoning Allowance	Proposed Site Plan
Uses	Single-Family Attached, Detached, Multi-family, Non-Residential	Single-Family Detached
Development Standards		
Number of Dwelling Units	1,938	256*
Maximum Building Height	60 ft	35 ft
Setbacks		
Minimum Front	15 ft	15 ft
Minimum Garage	20 ft	20 ft
Minimum Rear	20 ft	20 ft
Minimum Rear Alley	2 ft	2 ft
Minimum Side	5 ft	5 ft
Minimum Side to Street	15 ft	15 ft
Minimum Parking Spaces	2 per Unit	2 per Unit
*The remaining 1,682 dwelling units are planned for construction in the undeveloped portions of Planning Area D and will be proposed in future Site Development Plans.		

Table 1: Comparison of PD Zoning and Site Plan Uses and Standards

The Site Development Plan is designed with development standards that comply with the requirements established in the Dawson Trails PD Plan and Zoning Regulations as shown in the Table 1.

The maximum building height for all uses in PA-D is 60 feet. The site plan proposes a maximum height of 35 feet, which is standard for a single-family house development. Two off-street parking spaces are required and are being provided. 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-D, as this is an area of the Dawson Trails PD intended to develop with wide range of housing types, sizes and densities.

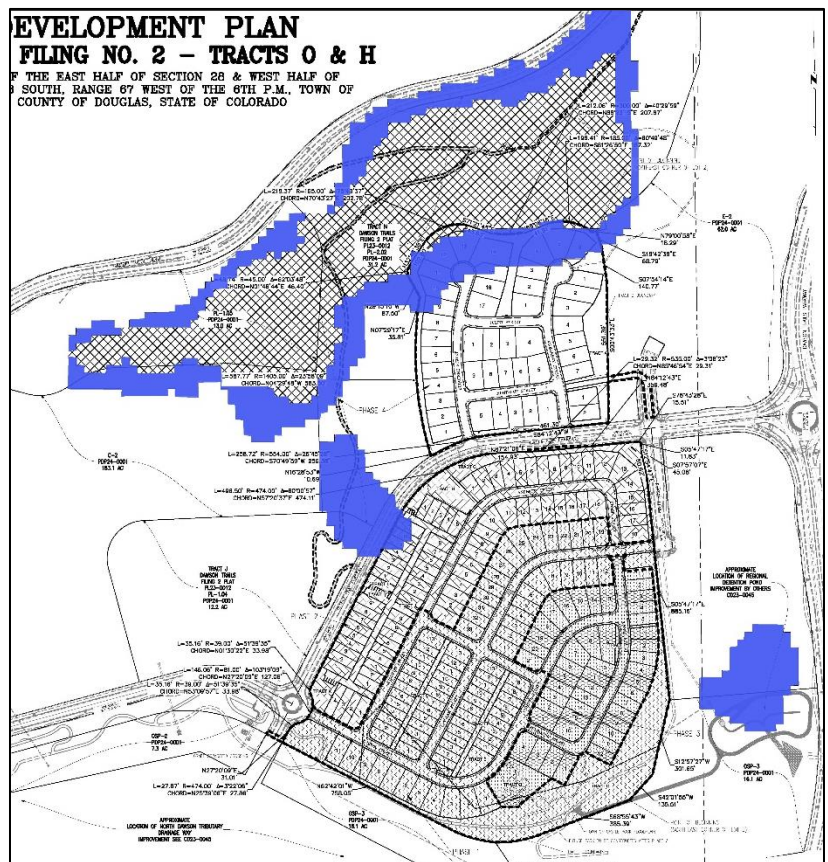
The proposed landscaping meets the requirements of the Town's landscape and irrigation regulations. The front and back yard landscape and irrigation must be designed by the homebuilder as part of the construction process and must be installed by the builder. No irrigated turf is permitted in the front yards. The front yard landscape shall utilize a ColoradoScape design and must achieve a minimum of 75% plant coverage at maturity (3 years). Irrigated turf in the back yard is allowed to a maximum of 500 square feet, regardless of the lot size.

Skyline / Ridgeline Protections

This Site Development Plan is impacted by the Skyline/Ridgeline Protection regulations found in Chapter 17.48 of the Municipal Code. The Moderate and Minor Skyline areas are shown on the site plan and highlighted in Figure 4, and demonstrate that the majority of the protection areas are located in the areas of public land dedication. Shaded blue is the Minor Skyline area, where the maximum building height is 35 feet. The area of black cross-hatching is the Moderate Skyline area, where the maximum building height is 25 feet. Both the Minor and Moderate Skyline areas require mitigation of impacts such as restriction on colors and exposed basement walls, planting of certain vegetation, and a prohibition on floodlighting.

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. Planning Area D is centrally located within the PD and is not adjacent to development outside of Dawson Trails

Open Space and Public Land Dedication

Parks staff has reviewed this Site Development Plan and finds that it meets the parks and open space requirements for this Dawson Trails planning area. Tracts A through Q total 11.4 acres of private open space are internal to the site and will be set aside with this SDP and the subsequent plat. These tracts will be owned and maintained by either the Dawson Trail Metropolitan District, or the Homeowners Association (HOA). This acreage is in addition to the 538 acres of open space and 227 acres of public land dedications established with the Dawson Trails PD Plan, Amendment No. 1.

The PD Plan does require a total of 215 more acres of public or private open space also be set aside at the time of site planning. The 11.4 acres of private open space noted above counts toward that requirement. The tract table on sheet 3 of Attachment B reflects the cumulative, additional private open spaces designated is 26.4 acres.

As each Site Development Plan is plat, the developer is required to dedicate adjacent public open space to the Town. Filing 2 Tracts J (PL-1.04) and N (PL-2.02), shaded green in Figure 3, total 43.5 acres. Tract J is 12.2 acres and is zoned for active recreational uses and public facilities. Tract N is 31.3 acres is zoned for passive recreational uses.

Throughout these Town owned tracts, concrete and natural surface trails are being built by the developer which complies with the PD zoning requirements. Along the open space ridge, the developer is also installing a shade shelter and small terraces, featuring decorative concrete and seat-walls. Future trails will connect to these Town trails providing connectivity throughout the development. The developer is also installing directional signage, which will be maintained by the Metropolitan District or the HOA.

Traffic Impact Analysis and Mitigation

The Fox Tuttle Transportation Group has prepared a traffic conformance letter for the proposed development of single-family detached homes located in the northern portion of Planning Area D of the Dawson Trails Planned Development (Attachment D). The traffic conformance letter is based on 268 single-family units in this neighborhood, although the number of units

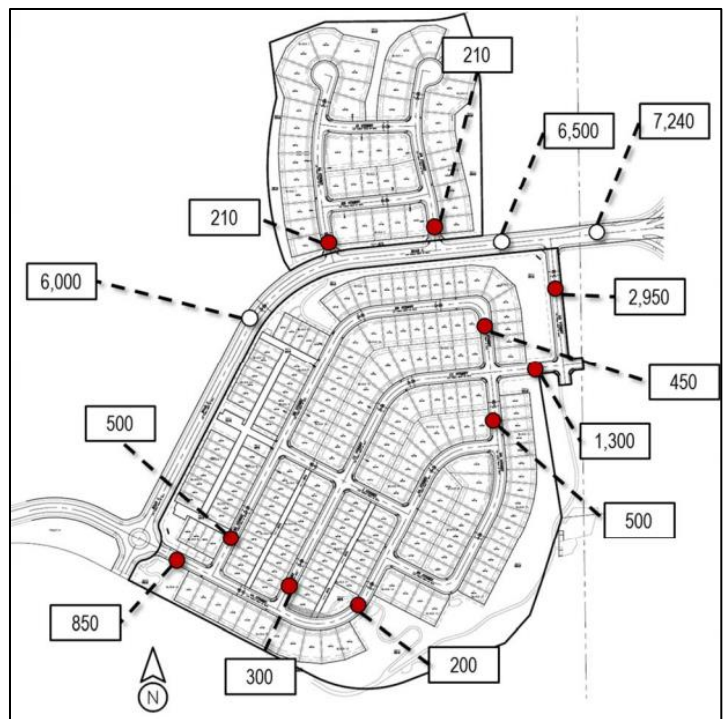


Figure 5: Estimated Daily Roadway Volumes within Planning Area D

has been reduced to 256 through the course of the review period.

Figure 5 identifies the daily traffic volumes on the streets within Planning Area D. The table in Figure 6 is a summary and comparison of the daily vehicle trips for this development projected in the Dawson Trails Master Transportation Study, and in the updated Traffic Conformance Letter.

The proposed site plan for Planning Area D (north portion) is consistent with the assumptions of the Master Traffic Study (MTS), with fewer homes and trips than originally estimated for this parcel. It is anticipated that the future planned roadway network and intersections can accommodate the projected trips without the need for additional analysis or mitigation measures.

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 Study																					
D-1 North	ITE 210 - Single-Family Detached Housing	300	Dwelling Units	0.95	1.00	9.44	2,690	1,345	1,345	0.74	211	53	158	0.99	282	178	104	0.88	249	134	115
Updated Traffic Conformance Letter																					
D-1 North	ITE 210 - Single-Family Detached Housing	268	Dwelling Units	0.95	1.00	9.44	2,403	1,202	1,201	0.74	188	47	141	0.99	252	159	93	0.88	223	120	103
Difference in Trips (MTS vs. Updated)							-287	-143	-144		-23	-6	-17		-30	-19	-11		-26	-14	-12
<small>Source : ITE Trip Generation Manual and Handbook, 11th Edition, 2021.</small>																					

Figure 6: Trip Generation Summary and Comparison for Planning Area D

Water Resources

Municipal water service will be provided to the Planning Area D development subject to the terms of the Dawson Trails Development Agreement (DA). Recordation of the Plat associated with this site plan is dependent on available water credits in the Dawson Trails water bank. Dedication of the groundwater rights and establishment of the water bank for Dawson Trails will occur the Marketability Agreement and Special Warranty Deed have been signed over to Town.

Per the Dawson Trails Development Agreement, Site Development Plan approval is permitted however, no lots associated with this SDP may be platted for development until the Town has accepted the water rights and they have been conveyed to the Town.

Utilities

Castle Rock Water staff have reviewed and approved the SDP, the Utility Report and the Drainage Report. The developer is obligated to design and construct the necessary water, wastewater, storm sewer and drainage facilities with the capacity to connect and serve this development. The general Utility Plan is shown on Sheet 46 of the Site Development Plan.

Fire

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

vehicle access has been required in the development north of Blanca Peak Parkway due to the spacing of the two access points as they intersect the Parkway.

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 Dawson Trails. Specially, no irrigated turf is permitted in the front yards of single-family lots, and is limited to 500 square feet in the rear yards. Plant selection meets the Town Landscape regulations for low-water use species.

Notification and Outreach

Public Notice

Public hearing notice signs were posted on Territorial Road and the Frontage Road right-of-way and written notices were sent to property owners within 1,500 feet, and Homeowner Associations (HOA) within ½ mile of the property, at least 15 days prior to the public hearings. Town staff published notice of the Planning Commission and Town Council public hearings on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

Neighborhood Meetings

The applicant held three neighborhood meetings to present, discuss and take feedback on the proposed Site Development Plan. The first and second meetings were held on February 13, 2023 and August 21, 2024, respectively. The third meeting was held on April 14, 2025. Summaries of all three meetings are combined in Attachment D.

Questions and concerns raised by the seventeen neighbors in attendance at the first neighborhood meeting focused on the building heights, traffic, the proximity of the railroad tracks, water resources and whether new wells would be drilled, impacts on wildlife, the new alignment of the frontage road and construction traffic.

Eighteen residents attended the second neighborhood meeting. Questions were asked about preservation of the ridgeline, the timeline for development and where future multi-family development would occur.

Five residents attended the third neighborhood meeting. Questions included the potential connection to the Front Range Trail, and the timeframe for development.

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 Parks and Wildlife, Plum Creek Water Reclamation Authority and Burlington Northern/Santa Fe railroad. 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, through the review of the proposal, 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 streets are designed to provide safe and efficient pedestrian and vehicle circulation, and emergency vehicle access. The required two spaces per dwelling unit is accounted for. The site design protects the drainage channel south of the site within the Greenway. Evergreen and deciduous tree planting throughout the development will line sidewalks and provide additional natural screening. 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 and Fire regulations. Roadways, public sidewalks and internal concrete trails will 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 connection with future development surrounding Planning Area D is 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 proposed trails system, open space acreage, and preservation of significant natural features, specifically the prominent ridgeline in Tract N (PL-2.02) has been detailed in the body of this report.

Budget Impact

Development of the property will generate review, development impact and use tax fees typical for a residential development.

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 D:

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

Recommendation

Based on the analysis detailed in this staff report and the findings noted above, staff recommends that the Planning Commission recommend approval of the Dawson Trails Planning Area D Site Development Plan to Town Council, as proposed.

Proposed Motion

Option 1: Approval

“I move to recommend approval of the Site Development Plan to Town Council, as proposed.”

Option 2: Approval with Conditions

“I move to recommend approval of the Site Development Plan to Town Council, 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 Planning Commission meeting on [date], at [time].”

Attachments

Attachment A: Vicinity Map
Attachment B: Site Development Plan
Attachment C: Planning Area D PD Zoning Regulations
Attachment D: Traffic Conformance Letter
Attachment E: Neighborhood Meeting Summaries