

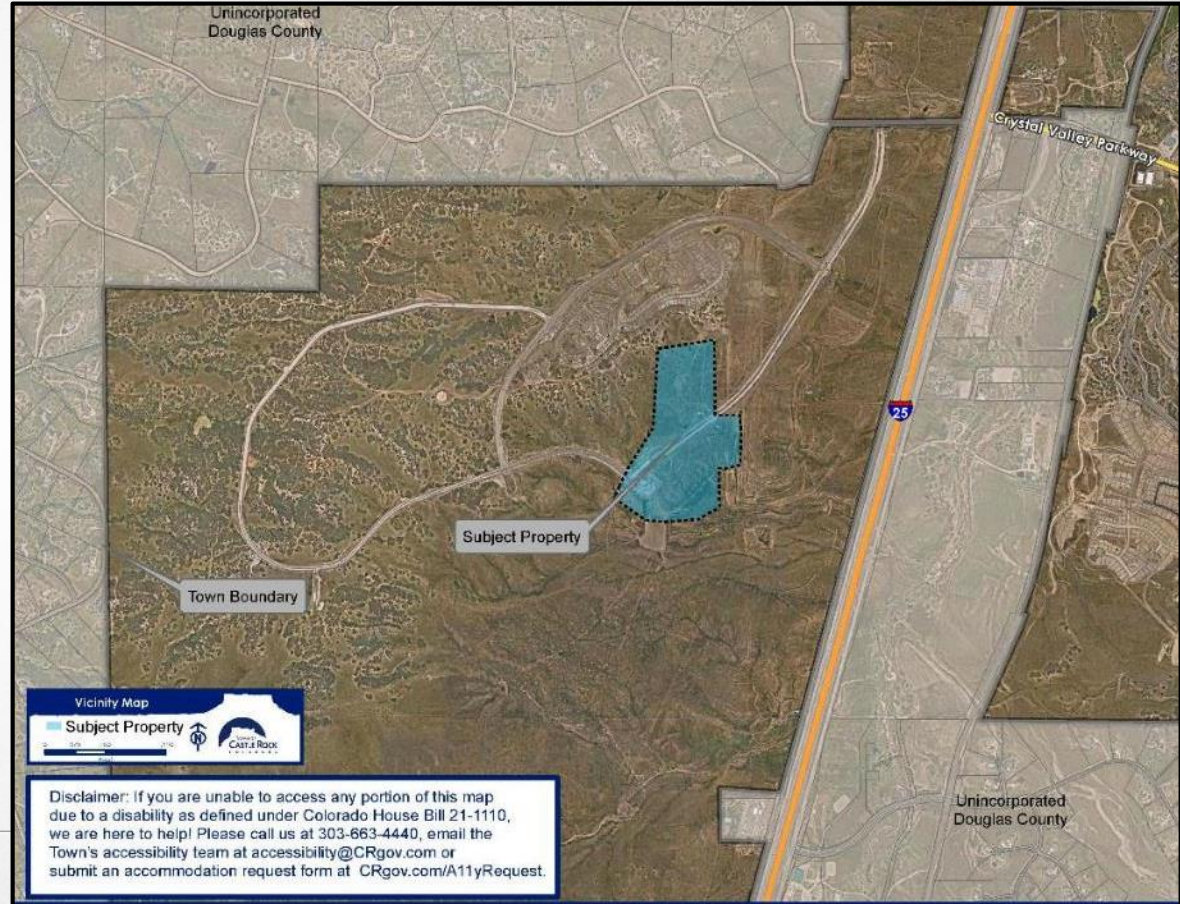
DAWSON TRAILS FILING 2, TRACTS O & H (PLANNING AREA D) SITE DEVELOPMENT PLAN

TOWN COUNCIL
MAY 20, 2025

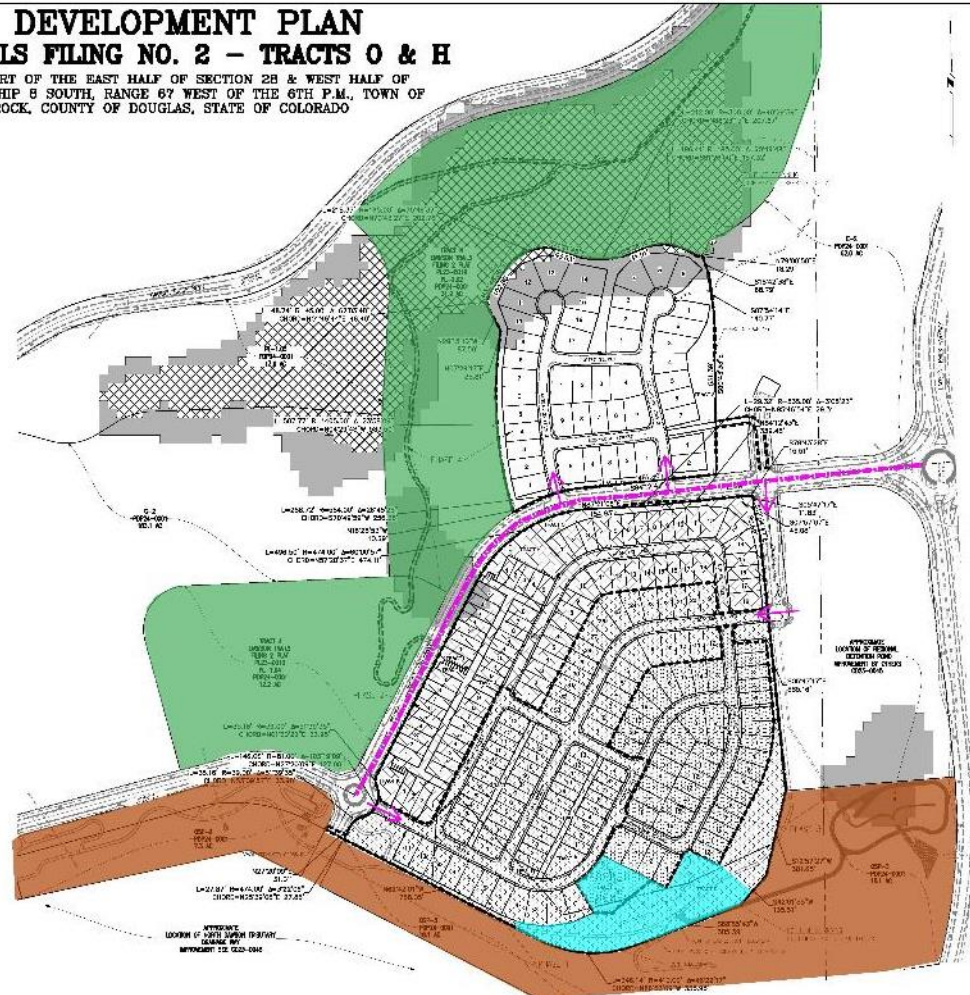


VICINITY MAP

- 53 acres
- Northern portion of Planning Area D of Dawson Trails PD
- South of Crystal Valley Interchange, west of I-25



DEVELOPMENT PLAN
LS FILING NO. 2 – TRACTS O & H
 PART OF THE EAST HALF OF SECTION 28 & WEST HALF OF
 T1P 6 SOUTH, RANGE 87 WEST OF THE 6TH P.M., TOWN OF
 ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Planning Area – D: Development Standards

	PD Allows	SDP Proposes
Total Area	207.8 ac	53.2 ac.
Permitted Use	SF-D	SF-D
Single Family Lots/Units	1,938	256
Public Open Space*	Varies	43.5 ac.
Private Open Space	Varies	11.4 ac.
Maximum Height	60 ft.	35 ft.
Front Setback	15 ft.	15 ft.
Rear Setback	20 ft.	20 ft.
Side Setback	5 ft.	5 ft.
Side/Street Setback	15 ft.	15 ft.

* Adjacent to PA-D, dedication required by Dawson Trails PD

COMMUNITY OUTREACH AND FEEDBACK

Outreach Efforts

- 3 hybrid neighborhood meetings were held
- Written notices mailed to property owners within 500 feet of the site, public hearing signs were posted, meeting notices on Town webpage

Neighborhood Meetings		
Date	Format	Attendance
Feb. 13, 2023	Hybrid	17
Aug. 21, 2024	Hybrid	18
Apr. 14, 2025	Hybrid	5

Highlights of Feedback/Questions

- Building heights
- Proximity of the railroad
- Water resources / New wells
- Traffic Impacts
- Impacts to wildlife
- Ridgeline preservation
- Front Range Trail connection
- Construction timeline

SITE PLAN REVIEW AND APPROVAL CRITERIA

Municipal Code Section 17.38.040

- A. Community Vision/Land Use Entitlements
- B. Site Layout
- C. Circulation and Connectivity
- D. Service Phasing and Off-site Impacts
- E. Open Space, Public Lands and Recreation Amenities

ANALYSIS AND FINDINGS

- Town of Castle Rock 2030 Vision and Comprehensive Master Plan
- Town of Castle Rock Municipal Code, Chapter 17.38 Site Development Plan
- Dawson Trails Planned Development Plan and Zoning Regulations

RECOMMENDATION

Planning Commission voted 5-0 to recommend approval of the Site Development Plan to Town Council.

PROPOSED MOTION

Approval:

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

Approve with Conditions:

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

Continue item (need more information):

“I move to continue this item to the Town Council meeting on {date} at 6pm, in order to provide more information on _____.”

QUESTIONS?

