



Site Development Plan
Residential Neighborhood D
(Filing No. 2, Tracts O & H)

SDP23-0040

Town Council
May 20, 2025



PROJECT TEAM



Westside Investment Partners

- Lawrence Jacobson
- Jake Schroeder



EMK Consultants

- Gary Walter
- Eric McDaniel



Fox Tuttle Transportation Group

- Cassie Slade

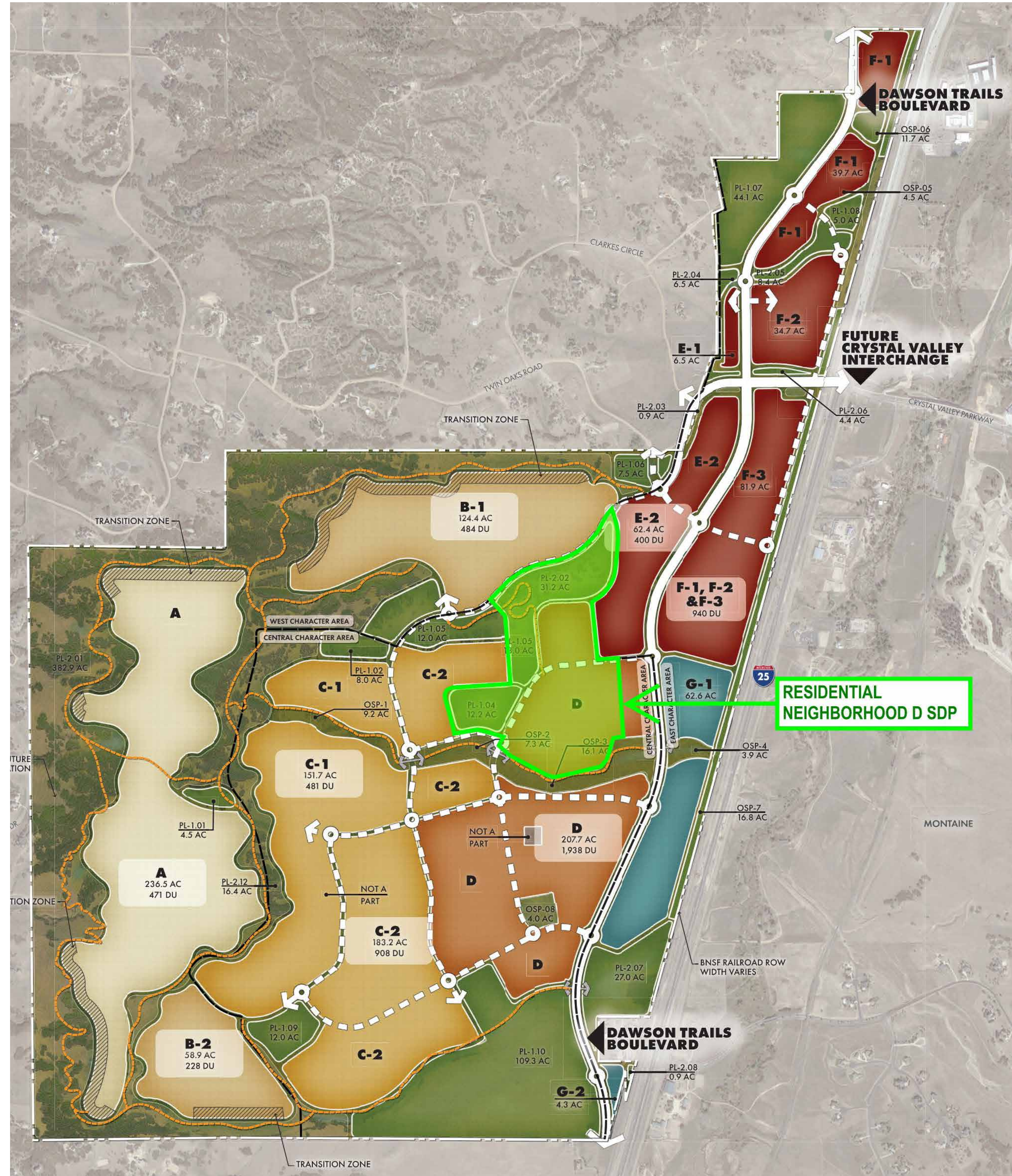


Norris Design

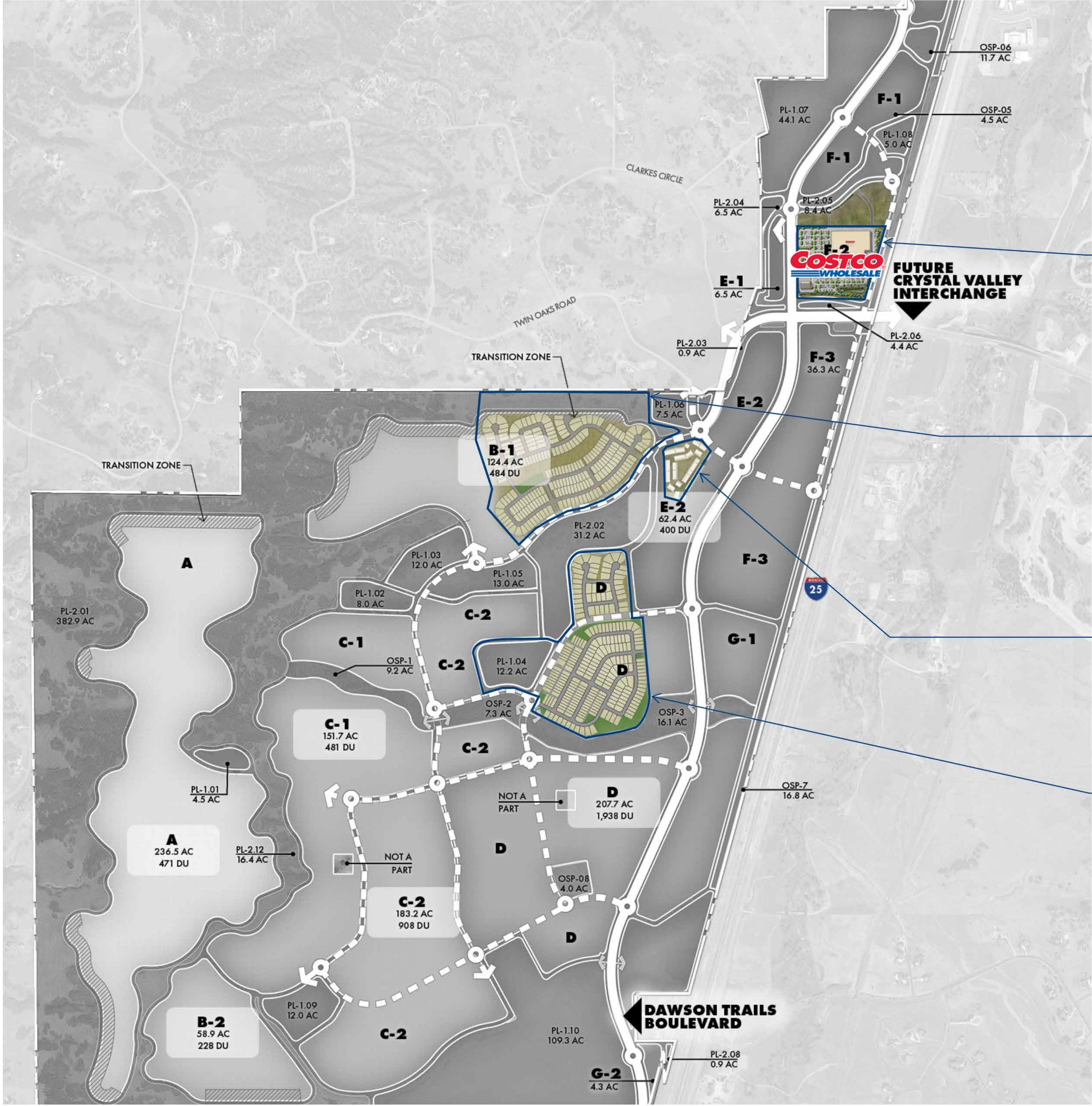
- Stacey Weaks
- Laura Vallo

PROJECT BACKGROUND

- **Planned Development Plan (PDP)**
 - PD Plan and Zoning Regulations approved September 6, 2022
- **Project Schedule**
 - Applications and Town processing ongoing
 - SDP Application submitted September 2023
 - Infrastructure construction 2025-2026
 - Home construction commencing 2026/2027
- **Crystal Valley Interchange Update**
 - Construction underway
 - Scheduled to open Spring of 2027



DAWSON TRAILS CONTEXT



Costco SDP
SDP23-0020
Approx 160,000 sq. ft. building with
fueling center
Status: Approved 8/24

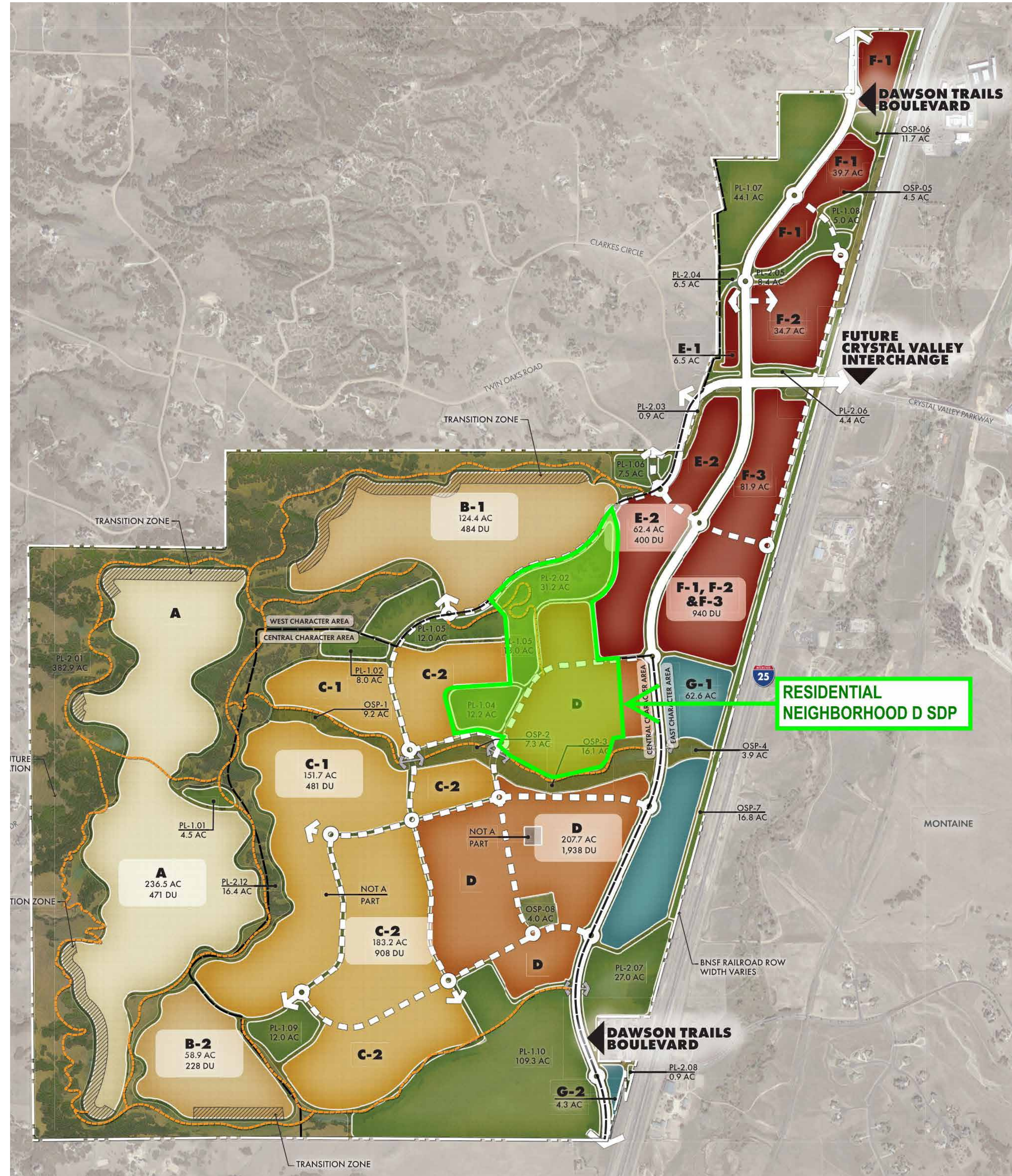
Planning Area B-1 SDP
SDP23-0023
229 Single-Family Residential Units
Status: Approved 12/24

Planning Area E-2 Townhome SDP
SDP25-0004
100 Townhome Units
Status: Town processing and
reviewing

Planning Area D SDP
SDP23-0040
256 Single-Family Residential Units
Status: Town Council 5/20

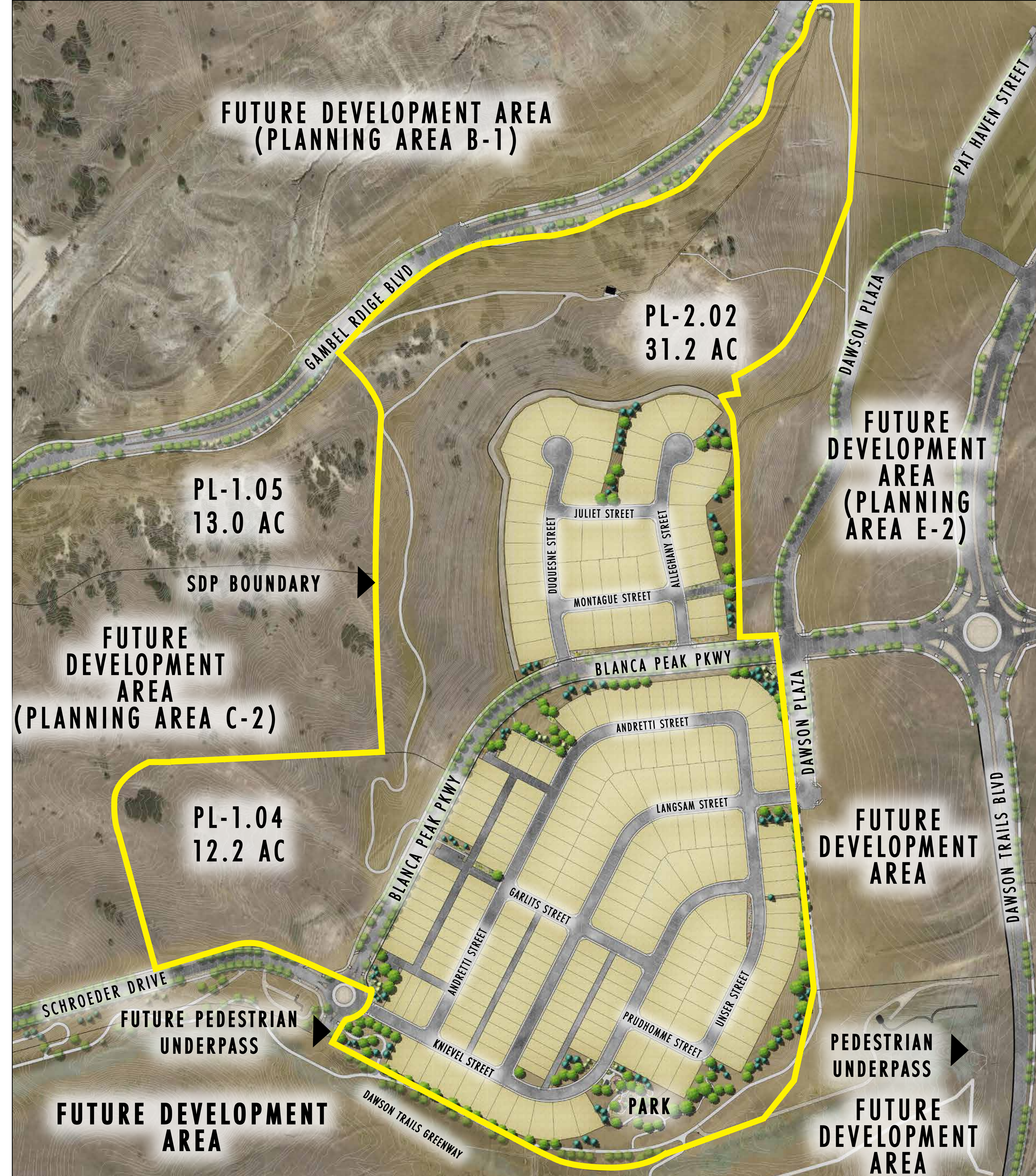
SITE LOCATION

- Northern portion of Planning Area D in the Dawson Trails PD
- Access from a new collector street- Blanca Peak Parkway via the roundabout at Dawson Trails Boulevard
- Central Character Area
 - Allows for a mix of residential densities including single family attached and detached, multi-family and non-residential uses.
 - Promotes a mix of housing types and interconnected open space and amenities
- Includes two Public Land Dedication (PLD) parcels:
 - PL-1.04 (12.2 AC)
 - PL-2.02 (31.2 AC)



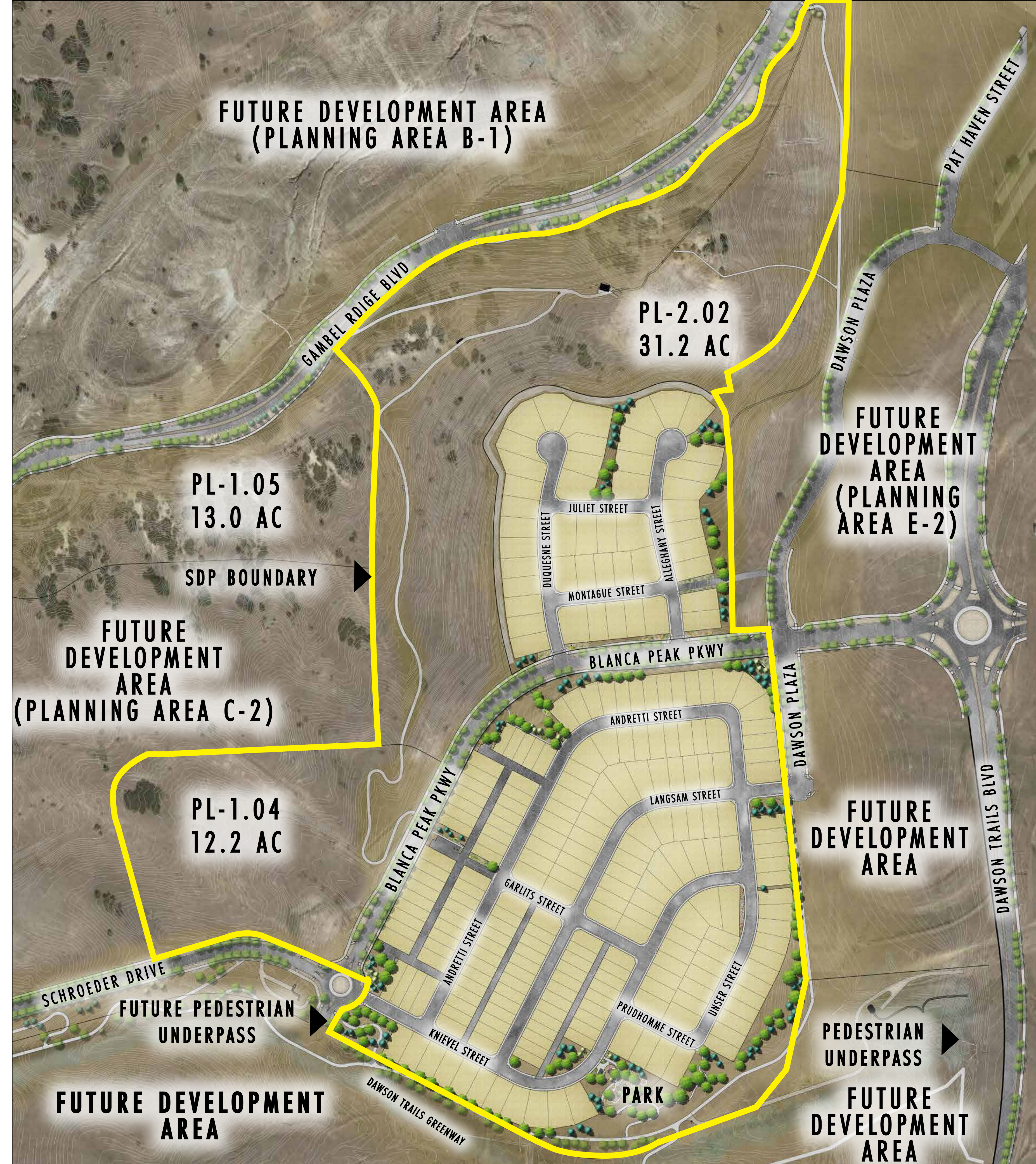
PLANNING AREA PA-D SDP

- **Neighborhood Meetings**
 - 1st: February 13, 2023
 - 2nd: August 21, 2024
 - 3rd: April 14, 2025
- **Portion of Planning Area PA-D**
 - Additional PA-D SDPs and Plats to come in future
 - PLD and open space area dedicated through the SDP and Plat process
- **SDP conforms to Town Code and PDP requirements**
 - Uses
 - Setbacks
 - Height



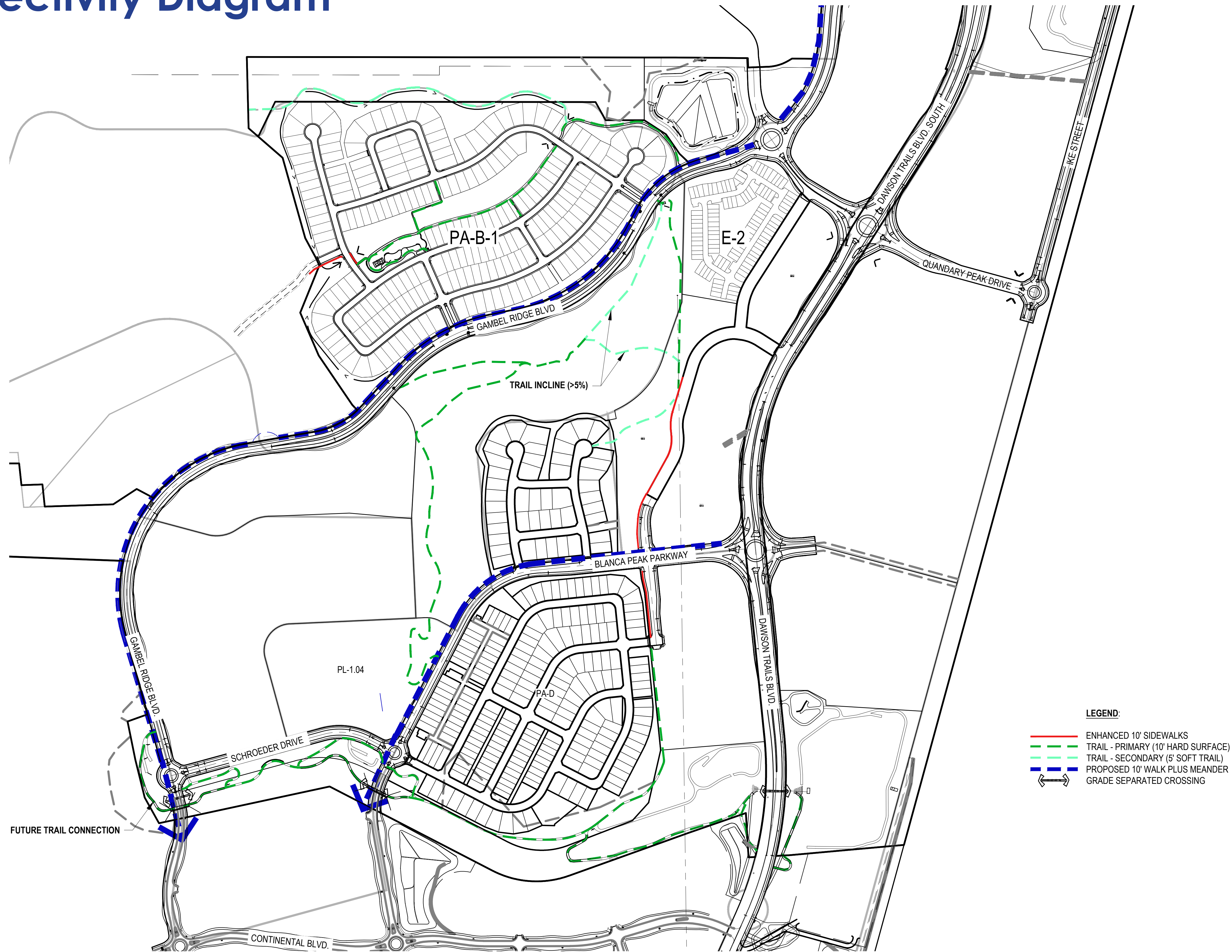
PLANNING AREA PA-D SDP

- **256 single-family detached lots**
 - 60-foot & 45-foot wide lots
 - Includes 90 35-foot alley loaded lots
- **Neighborhood park- approx 1 acre**
- **11 acres of private open space**
 - Trail connections
 - Landscaped areas & streetscape buffers
- **Connection to the Dawson Trails Greenway Trail**
- **Adjacent to future pedestrian oriented area (PA E-2)**
- **Approx. 53 acres developed**
- **Approx. 43 acres Public Land Dedication (PL)**
 - Community trail network & overlook



PLANNING AREA PA-D SDP

- Trail Connectivity Diagram







SITE DEVELOPMENT PLAN REVIEW AND APPROVAL CRITERIA

Town Code Section 17.38.040

A. Community Vision/ Land Use Entitlements

- The SDP complies with the Dawson Trails PDP and applicable Town Code.

B. Site Layout

- The SDP has been designed to include safe and efficient ingress / egress while providing access to open space.

C. Circulation and Connectivity

- The SDP is designed to provide infrastructure and safety for multimodal users while meeting the Town's technical criteria associated with circulation and connectivity.

D. Services, Phasing, and Off-site impacts

- The SDP meets Town requirements for public improvements and considers adjacent properties and their future uses.

E. Open Space, Public Lands, and Recreation Amenities

- The SDP takes into consideration the multimodal nature of the PDP and provides connectivity, access for all roadway users, and includes parks and trails amenities.

THANK YOU!

QUESTIONS OR COMMENTS?



