

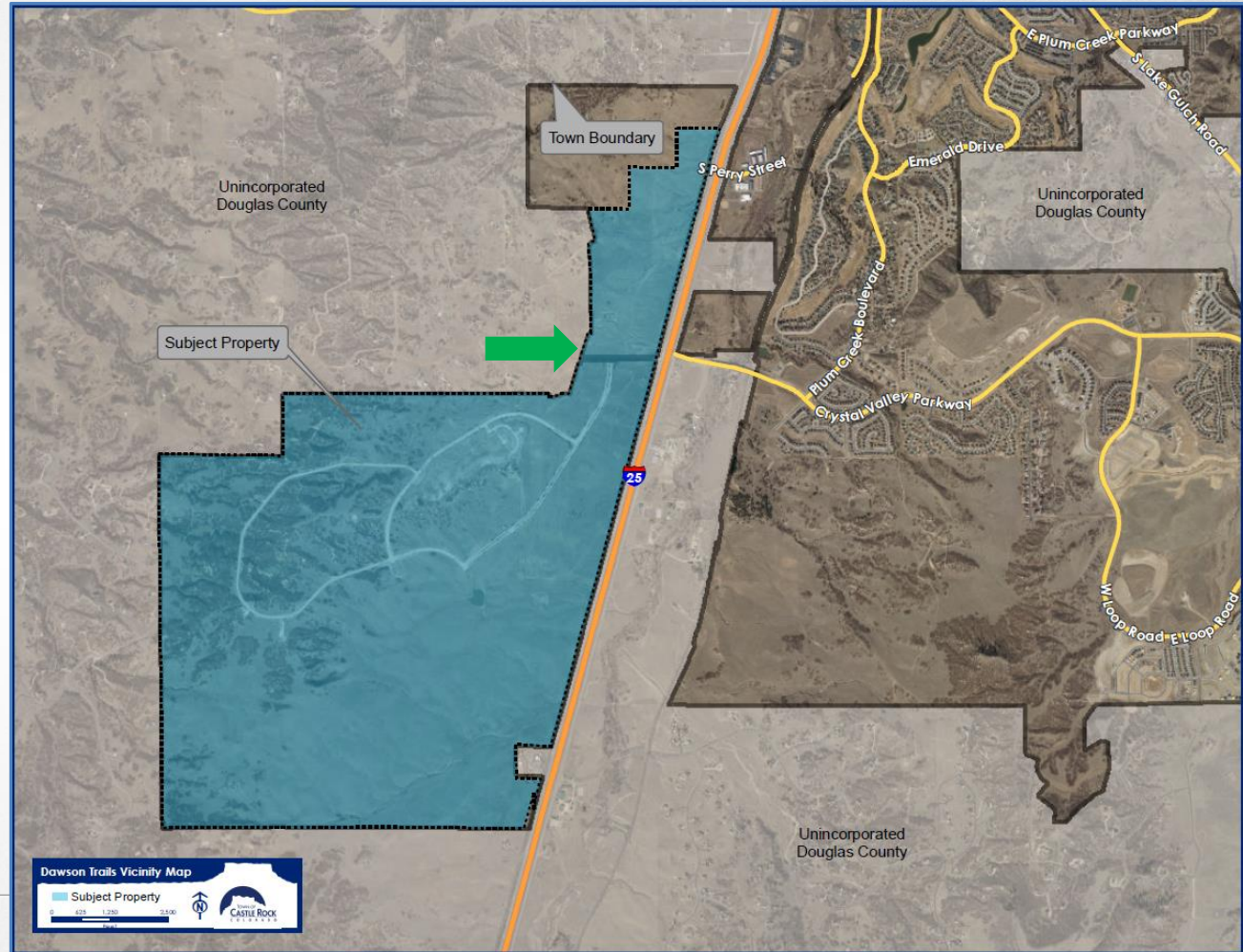
DAWSON TRAILS PLANNED DEVELOPMENT

PLANNING COMMISSION
AUGUST 11, 2022



VICINITY MAP

- 2,064 acres
- Southwest Quadrant
- West of I-25, North and South of Territorial Road.
- Location of Crystal Valley Interchange



HISTORY OF ENTITLEMENTS

Castle Rock Ranch PD

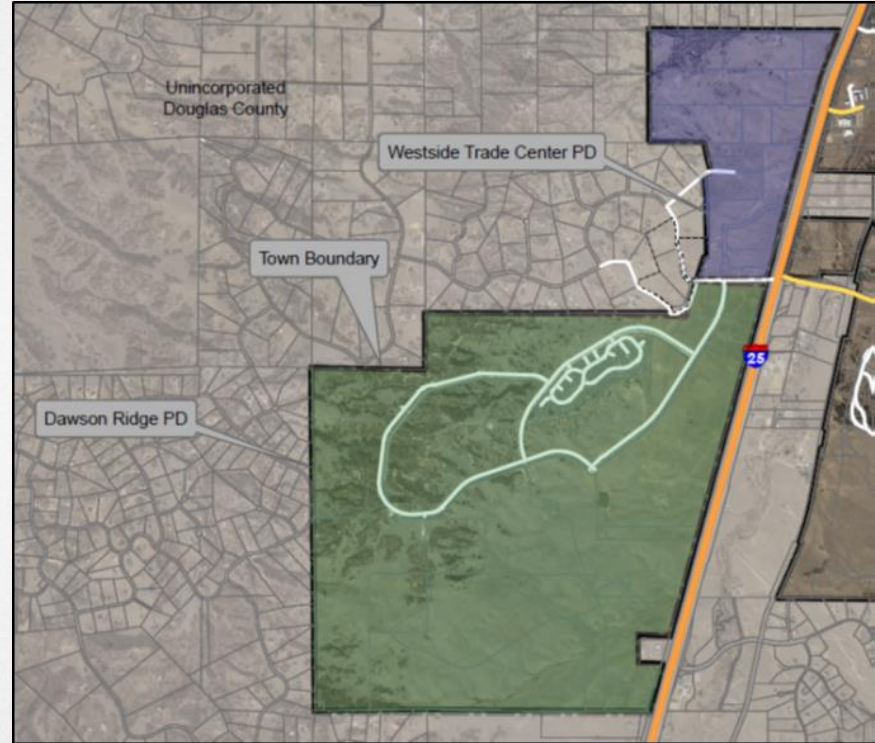
- Annexed and Zoned in 1984
- 7,900 dwelling units
- 20.5 million s.f. of Commercial/Office/Retail

Westfield Trade Center PD

- Rezoned 1986, Amended 1989
- 0 dwelling units
- 11.7 million s.f. of Commercial/Research & Development

Dawson Ridge PD

- Rezoned 1986
- 7,900 dwelling units
- 9.3 million s.f. of Commercial/Office/Retail



Dawson Ridge and Westfield combined for 7,900 units & 21 million s.f. of non-residential.

EXISTING CONDITIONS



Westfield Trade Center PD

- No platting, site planning or development has occurred
- Zoning Entitlements remain in effect

Dawson Ridge PD

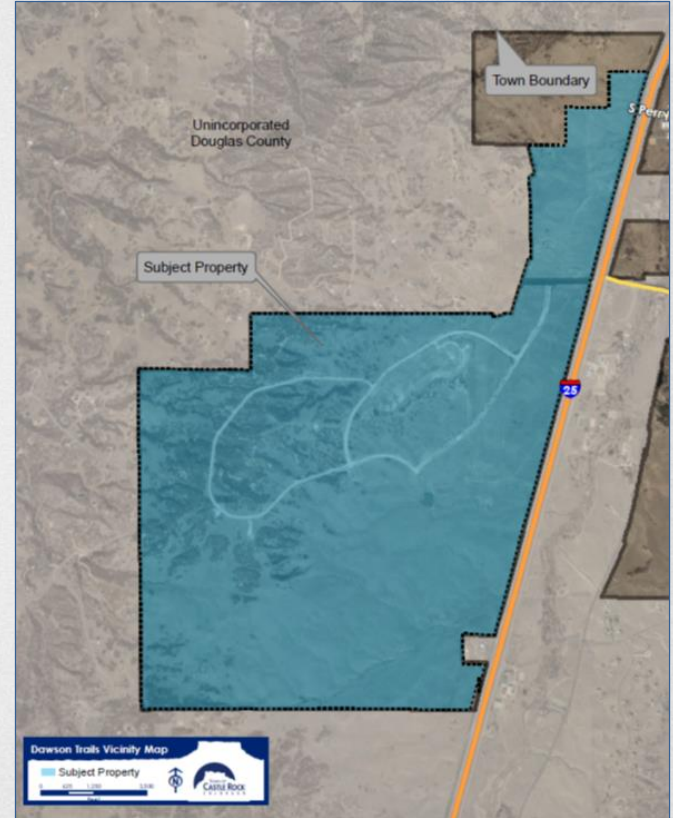
- Roads and infrastructure constructed
- 234 residential lots platted
- 1990 Bankruptcy
- 1992 Suspension Agreement
- No development activity for 30 years



DAWSON TRAILS PLANNED DEVELOPMENT

The Dawson Trails PD rezones the Dawson Ridge PD and a portion of the Westfield Trade Center PD resulting in:

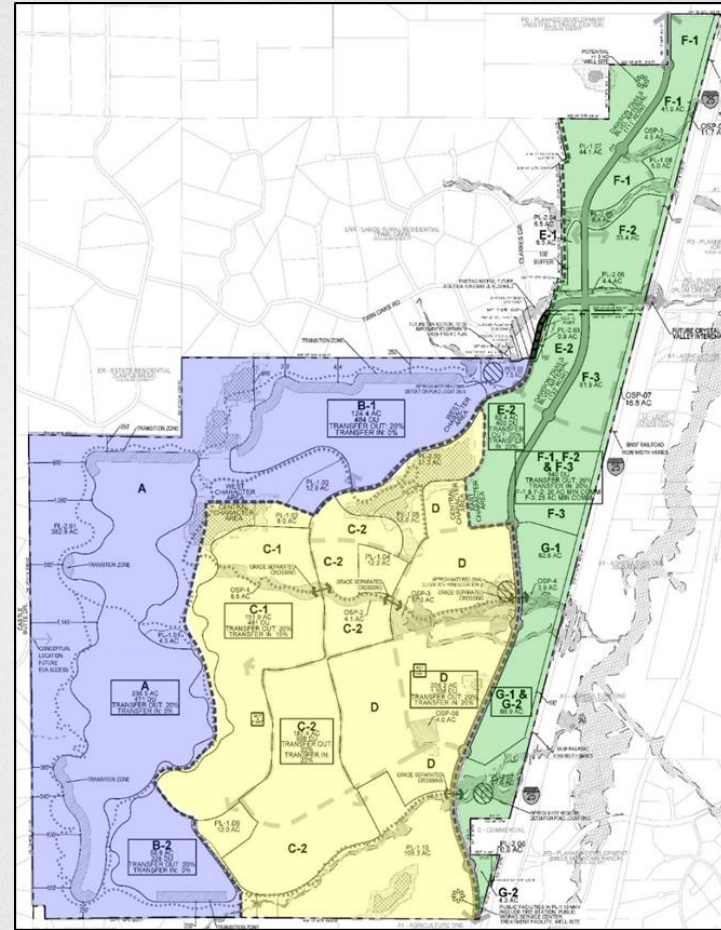
- 748 acres of Open Space: **202% increase**
- 5,850 Dwelling Units: **26% decrease**
- 2,400 High Density Units: **56% decrease**
- 3.2 million sq. ft. Comm/Office/Retail: **82% decrease**
- 228 acres of Public Land: **2% increase**
- 250' – 1,506' Buffers: **150% - 1,406 % increase**



DAWSON TRAILS PD

The Zoning Regulations in the PD Plan establish:

- Character Areas
- Variety of housing types and densities
- Non-residential uses
- Public land for schools, parks, fire station, mobility hub
- Open Space buffers and corridors
- Architectural Standards
- Highway-Oriented Sign Plan
- Wildland/Urban Interface (WUI) Wildfire Vegetation Management Plan



ZONING COMPARISON

	Existing	Proposed	% Change
Residential Units	7,900	5,850	- 26%
Non-Residential	17,558,274 sf	3,200,000 sf	- 82%
Open Space	248 acres	748 acres	+ 202%
Public Land	223 acres	228 acres	+ 2%
Buffer	50 - 100 feet	250 – 1,506 feet	+ 400% - 1,400%

DEVELOPMENT AGREEMENT

Dawson Trails Development Agreement highlighted items include:

- \$50 million contribution toward the Crystal Valley Interchange
- Regional Mill Levy of 5 mills remitted to the Town
- Fire Station land dedication and \$4 million contribution toward construction
- Stringent Water Efficiency Plan
- Emergency Vehicle Access to Douglas County subdivision; Keene Ranch PD
- Dawson Trails Boulevard realignment and extension from Plum Creek Parkway to southern boundary of the Dawson Trails PD
- Mobility Hub land dedication
- Vested Property Rights for 30 years. Town Council may approve a 1x, 10 year extension.

Planning Commission does not take formal action on the Development Agreement. Town Council will consider and act on the Development Agreement, on first reading, on Tuesday, August 16th.

COMMUNITY OUTREACH AND FEEDBACK

Outreach Efforts

- 3 neighborhood meetings are required
- 5 neighborhood meetings held
- Numerous in-person meetings with residents, homeowner associations, etc.

Community Concerns

- Traffic/Road Improvements/Mobility Hub
- Water Resources
- Wildlife
- Open Space/Buffers/Trails
- Emergency Services

Neighborhood Meetings		
Date	Format	Attendance
April 12, 2021	Virtual	133
May 24, 2021	Hybrid	77
October 12, 2021	Hybrid	40
February 7, 2022	Hybrid	184
June 27, 2022	Hybrid	70

CRITERIA AND ANALYSIS

Planned Development Plan CRMC 17.34.030

- Community Vision / Land Use Entitlements
- Relationship to Surrounding Area
- Circulation and Connectivity
- Service, Phasing and Off-Site Impacts
- Open Space, Public Lands and Recreation Amenities
- Preservation of Natural Features

Technical Criteria

- Utilities: Water/Sanitary Sewer
 - Stormwater: Drainage
 - Transportation: Roadways/Traffic/Multi-Modal
 - Parks and Recreation: Open Space, Trails, Parks
 - Emergency Services: WUI, EVA, Fire Facility
-

RECOMMENDATION

Staff finds that the Dawson Trails Planned Development

- Represents a significant reduction in density and a substantial increase in public open space and community buffers,
- Meets the Municipal Code and Town technical requirements, and
- Advances the Town's Vision, Cornerstones and Comprehensive Plan

Staff recommends that Planning Commission recommend approval of the Dawson Trails PD to Town Council, as proposed.

	Existing*	Proposed	% Change
Residential Units	7,900	5,850	- 26%
Non-Residential Square Footage	17,558,274 s.f.	3,200,000 sf	- 82%
Open Space	248 acres	748 acres	+ 202%
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Buffer	50 - 100 feet	250 – 1,506 feet	+ 400% - 1,400%

PROPOSED MOTIONS

Option 1: Approval

“I move to recommend approval of the Dawson Trails Planned Development Plan and Zoning Regulations to Town Council.”

Option 2: Approval with Conditions

“I move to recommend approval of the Dawson Trails Planned Development Plan and Zoning Regulations to Town Council, with the following conditions:” (list conditions)

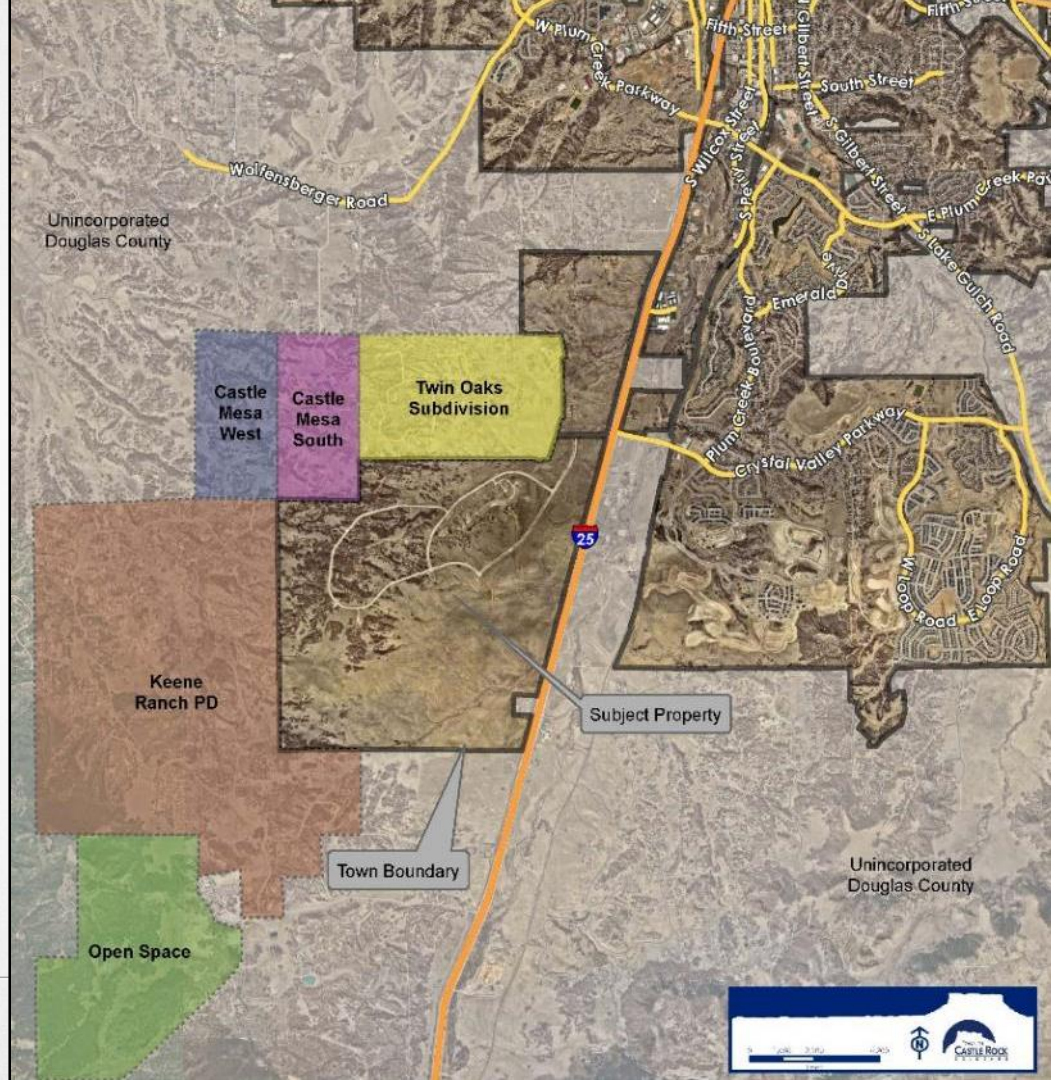
Option 3: Continue item to next hearing (need more information to make decision)

“I move to continue this item to the Planning Commission meeting on [date], 2022, at [time].”

QUESTIONS?



SURROUNDING DEVELOPMENT



IMPORTANT BENEFITS