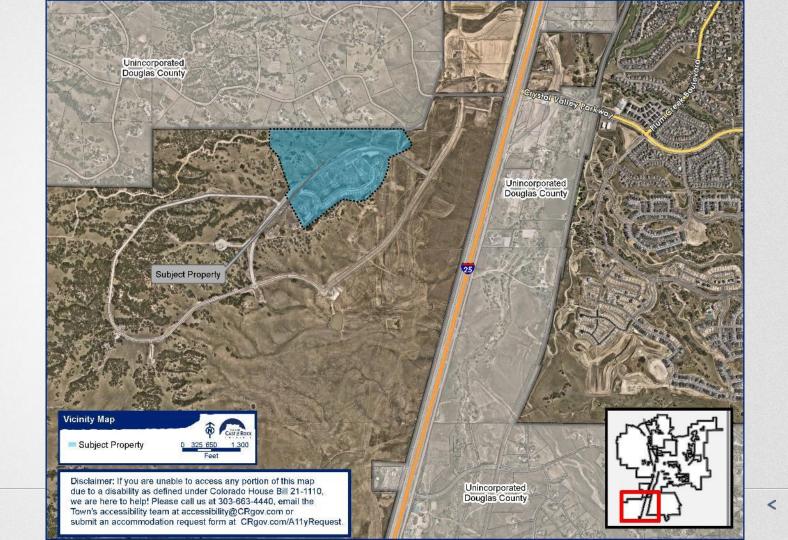
DAWSON TRAILS FILING 2, TRACT Q (NEIGHBORHOOD B1) SITE DEVELOPMENT PLAN

TOWN COUNCIL JANUARY 7, 2025





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ZONING HISTORY OF PLANNING AREA B

1984- Castle Rock Ranch PD

- Annexed and zoned Planned Development
- Permitted uses Residential Uses: Single Family Attached and Detached, Multifamily including Apartments, Condominiums, Patio Homes and Townhomes

1986- Dawson Ridge PD

- Castle Rock Ranch south of Territorial Road rezoned to Dawson Ridge
- Permitted uses Single Family Attached and Detached

2022- Dawson Trails PD

- Dawson Ridge rezoned to Dawson Trails
- Permitted uses Single Family Detached

Development Standards SITE DEVELOPMENT PLAN Allowed/ Proposed Req'd SHEET 22 SHEET 23 HEET 20 SHEET 21 Permitted Use SF-D SF-D FILING 2. TRACT R FILING 2, TRACT S PROJECT NO PL 23-0012 ROJECT NO. PI 23-0012 (PROJECT NO. PL23-0012) PL 1.06-PER PDP PL 2 01-PER PDF AND SCARE DETAILS FOR TRACT P **Open Space** Varies 14.9 acres (DETENTION POND B) BY OTHERS SEE DAWSON TRALS FILING NO. 2 RUCTURE PUBLIC IMPROVEMENT PLA Dedication Number of Single 229 484 SHEET 26 SHEET 25 SHEET 27 SHEET 24 Family Lots/Units HYDROZONE LEGEND BRIGATED NATIVE SEED Maximum Height 35 ft. 35 ft. RRIGATED TUR HYDROZONE: 4 ENLARGEMENT SHEET SHEET 30 SHEET 28 SHEET 31 N-IRRIGATED NATIVE SEED Front Setback 15 ft. 15 ft. TEMP IDDIOATED NATIVE SEED YDROZONE: 1-2 SHRUB AREA WOROZONE: 1-11 **Rear Setback** 20 ft. 20 ft. NOT A PART OF SOP - SEE DAWSON TRALS FILING NO. 2 INFRASTRUCTURE PUBLIC IMPROVEMENT PLANS BY CORE PROJECT NO. CD23-0034 5 ft. 5 ft. Side Setback TOCR 100YR FLOODPLAIN SHEET 29 SHEET 33 SHEET 32 DUOUS SHADE TREE (HYDROZONE INTAL TREE (HYDROZONE: 2-3 ERGREEN TREE (HYDROZONE: 1-4 Side/Street 15 ft. 15 ft. REES AND IRRIGATION WITHIN TRACT R WILL BE THE RESPONSIBILITY OF THE Setback 6,600 sf. 7,155 sf. Transition Zone: STACEY WEAKS TOOR #CR2

Minimum Lot Size

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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
July 25, 2023	Hybrid	24
Dec. 10, 2024	Hybrid	7

Highlights of Feedback/Questions

- Trail and trailhead location
- Traffic during construction
- Buffer widths
- Lot sizes
- Landscaping and water conservation
- Water resources
- Ridgeline protection

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, as proposed.

PROPOSED MOTION

Approval

"I move to approve the resolution, as introduced by title."

Alternative Motions: Approval with Conditions

"I move to approve the resolution, as introduced by title, with the following conditions:" [list conditions]

Continue item to the next hearing [need more information to make decision] "I move to continue this item to the Town Council meeting on [date], at [time]."

QUESTIONS?

