

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

TOWN COUNCIL
JANUARY 7, 2025



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

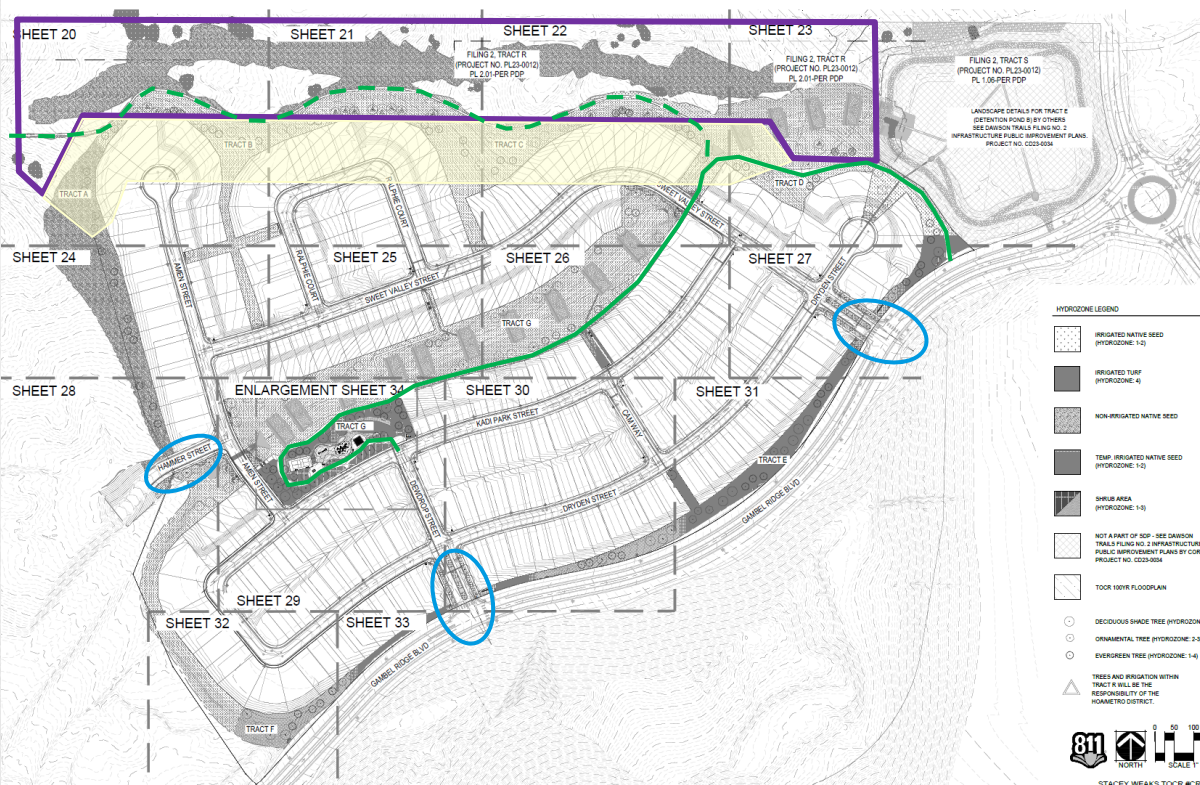
1986- Dawson Ridge PD

- 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

SITE DEVELOPMENT PLAN



Development Standards

	Allowed/ Req'd	Proposed
Permitted Use	SF-D	SF-D
Open Space Dedication	Varies	14.9 acres
Number of Single Family Lots/Units	484	229
Maximum Height	35 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.
Transition Zone: Minimum Lot Size	6,600 sf.	7,155 sf.

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?

