

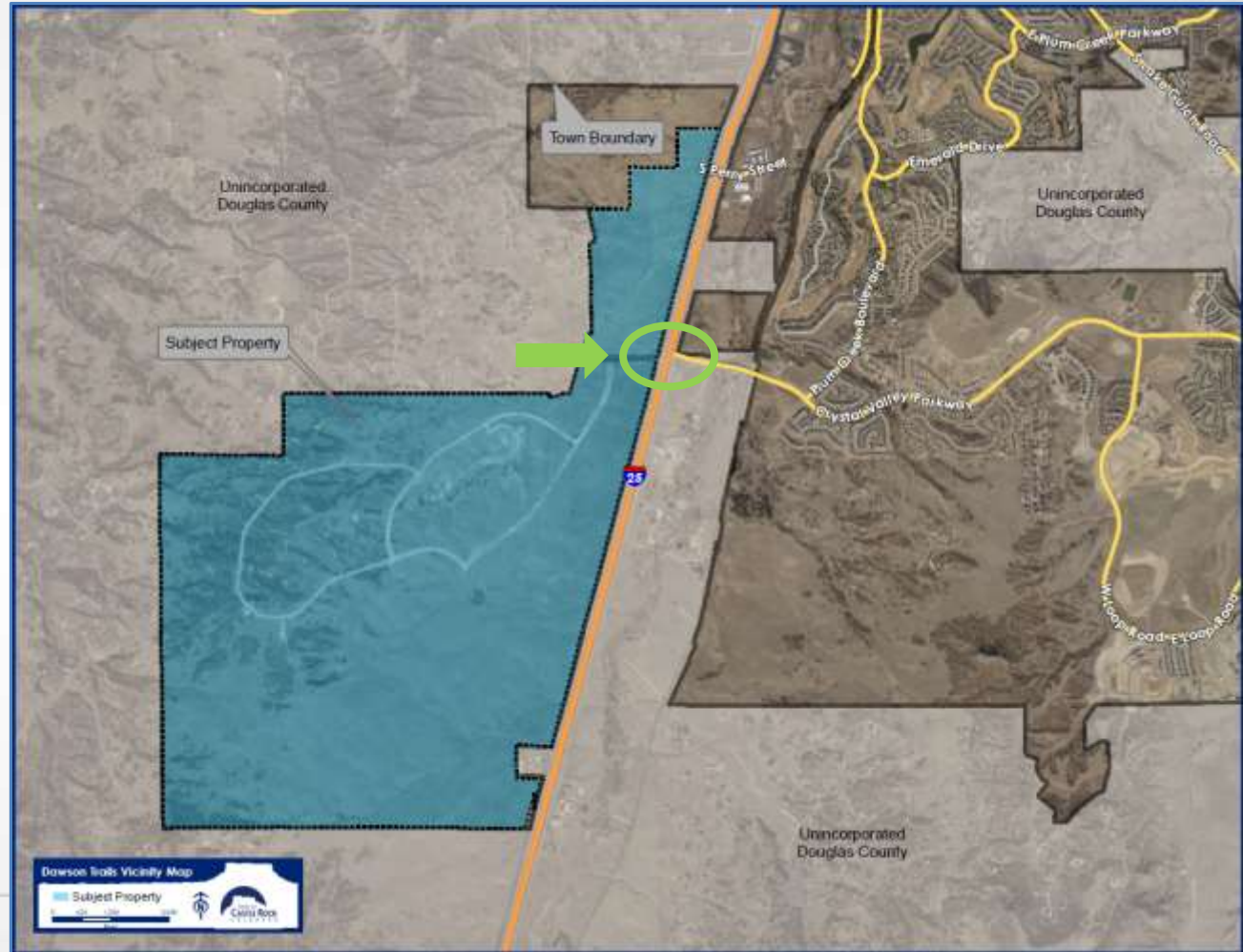
DAWSON TRAILS PLANNED DEVELOPMENT AND ZONING REGULATIONS; AND DEVELOPMENT AGREEMENT

TOWN COUNCIL
AUGUST 16, 2022



VICINITY MAP

- 2,064 acres
- Southwest Corner
- 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 residential units
- 20.5 million s.f. of Commercial/Office/Retail

Westfield Trade Center PD

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

Dawson Ridge PD

- Rezoned 1986
- 7,900 residential 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:

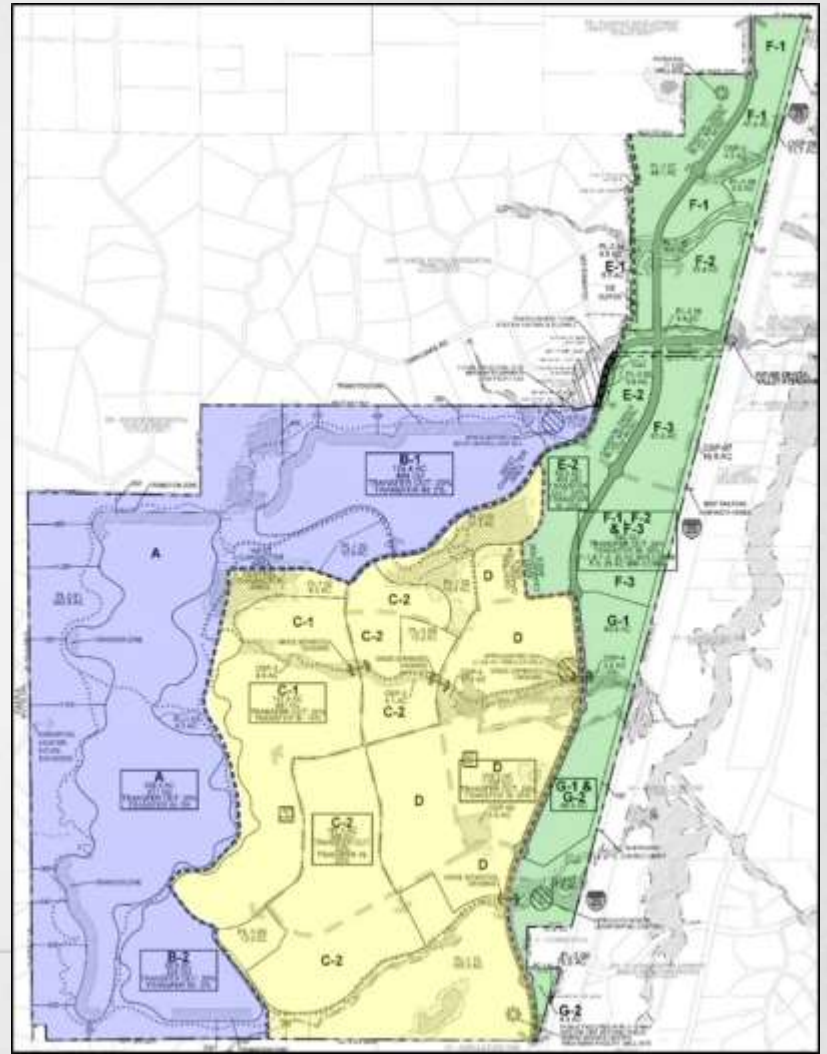
- 748 acres of Open Space: **202% increase**
- 5,850 Dwelling Units: **26% decrease**
- 2,400 High Density Units: **56% decrease**
- 3.2 million sq. ft. Comm/Office/Retail: **82% decrease**
- 228 acres of Public Land: **2% increase**
- 250 ft - 1,506 ft Buffers: **150% - 1,406 % increase**
- \$50 M toward Crystal Valley Interchange
- 5 mils in Metro District Regional mil levy
- Critical Roadway Connections (west side frontage)



DAWSON TRAILS PD

The Zoning Regulations in the PD Plan establish:

- Character Areas
- Variety of housing types and densities
 - Density Transfers
- 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%

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

DEVELOPMENT AGREEMENT

Water:

Castle Rock Water long term plan includes renewable water for original zoning

- Dedication of all groundwater rights to the Town, converted to water credit
- No lots can be platted for development without appropriate water credits
- Dedication of land to the Town for future water wells and plant
 - On east side of property
 - Not planned for current use
- Water System Improvements
 - “Green Zone” Tank to serve western portion of development
 - Area will not be graded/developed until water system in place to serve this area

DEVELOPMENT AGREEMENT

Water:

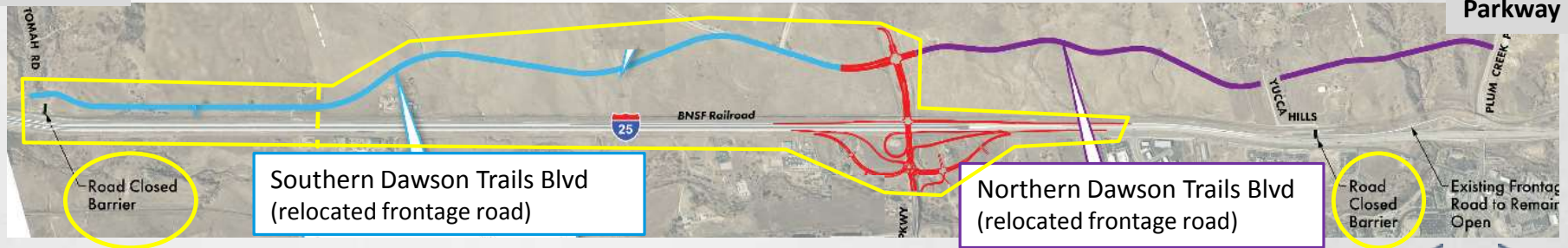
- Water Efficiency Plan:
 - Most stringent in the Town
 - Residential
 - Front yards – Coloradoscape/xeric with no turf
 - Backyards limited to 500 sqft turf maximum
 - Commercial – No irrigated turf in landscaping
 - Multi-family – Turf limited to outdoor amenity areas such as picnic areas
 - Require water efficient fixtures in homes and businesses
 - If Town Code requires stricter conservation requirements in future – Dawson Trails must comply with the stricter requirements

DEVELOPMENT AGREEMENT

Transportation:

- Crystal Valley Interchange (CVI)
 - Est. project cost at \$118 M include red and blue areas below
 - Dawson Trails \$50 million contribution toward CVI
 - \$50 M may increase up to \$68 M if not paid by March 1, 2023
 - No building permits until CVI contribution is paid
 - No building permits until CVI is opened, with exception:
 - Costco permit to be issued prior to CVI being opened, Costco will not open until CVI is open to public

Tomah



Plum
Creek
Parkway



DEVELOPMENT AGREEMENT

Transportation continued:

- Southern Dawson Trails Boulevard - blue
 - First two lanes part of CVI project
 - Development obligated for additional lanes to full buildout per phasing plan
 - Connect to County's portion south of property to Tomah Road
- Northern Dawson Trails Boulevard - purple
 - Extension to Plum Creek Parkway
 - First 2 lanes at 25,000 vpd on west side CVI
 - Remaining 2 lanes when 12,000 vpd
 - Construction may occur earlier, however not before CVI is underway
 - If constructed prior to CVI being open, 500 residential units allowed



DEVELOPMENT AGREEMENT

Other DA obligations:

- Existing infrastructure (roads, water, sanitary sewer, stormwater, etc.)
 - Most to be removed, will not be put in use
- Fire Station land dedication and \$4 million contribution toward station/equipment
- Wildfire Urban Interface Assessment and Mitigation of public land dedication
- Emergency Vehicle Access to Douglas County subdivision Keene Ranch
- Redesigned entrance to Twin Oaks to discourage traffic and EVA
- Mobility Hub land dedication

DEVELOPMENT AGREEMENT

Other DA obligations:

- Dedication of two large public land areas early, with remainder to come at time of adjacent development plats
- Metro Districts to collect new “Regional Mill Levy” of 5 mills, remitted to the Town
- Development Suspension clause, if construction of less than \$500,000 in infrastructure and no building permits in 10 years
- Vested Property Rights for 30 years, per the Colorado Vested Property Rights law. Town Council may approve a one time 10 year extension.

FINDINGS

Dawson Trails Planned Development and Zoning Regulations:

- 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

	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%

RECOMMENDATION

- **Planning Commission voted 7 to 0, to recommend approval of the Dawson Trails Planned Development Plan and Zoning Regulations to Town Council, with the following recommendations:**

1) Town work with the County on the new frontage road extension from the south property boundary of the Dawson Trails development to intersection with Tomah Road, so the entire length of road is both safe and provides fire egress, and

2) Encourage the water department to work with the neighboring communities who may be interested in paying their fair share of accessing the Town's central water system.

- **Staff recommends approval of the Dawson Trails Development Agreement**

PROPOSED MOTIONS

Approval:

“I move to approve the Dawson Trails Planned Development Plan and Zoning Regulations as introduced by title on first reading.”

“I move to approve the Dawson Trails Development Agreement as introduced by title on first reading.”

Alternative Motions

Approval with Conditions

“I move to approve the Dawson Trails Planned Development Plan and Zoning Regulations as introduced by title, with the following conditions:” (list conditions)

“I move to approve the Dawson Trails Development Agreement as introduced by title, with the following conditions:” (list conditions)

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

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

QUESTIONS?

