



May 24, 2024

Ms. Sandy Vossler
Town of Castle Rock
Development Services
200 S. Wilcox Street
Castle Rock, CO 80104

Re: Dawson Trails – Minor PDP Amendment

Ms. Vossler,

On behalf of ACM Dawson Trails VIII JV LLC, we are requesting a Minor Amendment to the Dawson Trails Planned Development Plan (PDP). Based upon further study of engineering details, this amendment proposes modifications to Planning Areas, Public Land Dedication, and Open Space-Private Areas initially shown and approved within the Dawson Trails PD, which was approved on September 6, 2022. Adjustments have also been made to the Phasing Plan and include minor text edits and clarifications. The requested modifications set forth:

Planning Area F-1

The OSP-5 parcel was originally intended to accommodate a minor drainage corridor from west to east in its historic location. Since approval of the original PDP, additional engineering studies and detailed designs have been completed that address drainage solutions for this area of Dawson Trails. These more detailed studies and design solutions have also been discussed with Town staff, and it was mutually determined the channel to convey drainage through this portion of the property is better suited at a location located further north within Planning Area F-1, combining two separate existing minor drainage corridors into one drainage corridor and then connecting the new corridor with the existing drainage culvert which currently crosses underneath I-25 adjacent to the proposed OSP-5 parcel. Furthermore, through these detailed drainage studies, the proposed OSP-5 parcel that includes regional detention has been preliminarily sized to accommodate runoff from the Town-owned PL-1.07 parcel (future regional park).

While the OSP-5 parcel acreage is not proposed to change from the approved PDP, Planning Area F-1 will be reduced from 41.0 acres to 39.7 acres to accommodate the modification to OSP-5. Additionally, to accommodate final drainage corridor alignments per updated engineering studies and detailed design grading solutions, adjustments are proposed to the PL-2.05 drainage channel, slightly off the border of Planning Area F-2.

	Approved	Proposed	Difference	% Change
Planning Area F-1	41.0 acres	39.7 acres	1.3 acre decrease	3.1% decrease
OSP-5	4.5 acres	4.5 acres	no change	none

Planning Area F-2

Planning Area F-2 contains the proposed Costco SDP, which is currently being processed with the Town. Through roadway and engineering refinements and as a part of the design of the infrastructure associated with the Dawson Trails Filing 1 Plat and the Costco SDP, it was determined that the PL-2.05 parcel requires minor adjustments. As a result, the shape of the PL-2.05 parcel has been modified, but still maintains its original size at 8.4 acres. As a result of the proposed adjustments, Planning Area F-2 has increased from 33.4 acres to 34.7 acres, accounting for the 1.3 acre decrease in Planning Area F-1.



	Approved	Proposed	Difference	% Change
Planning Area F-2	33.4 acres	34.7 acres	1.3 acre increase	3.8% increase
OSP-5	4.5 acres	4.5 acres	no change	none
PL-2.05	8.4 acres	8.4 acres	no change	none

Planning Area C-2

Similar to other proposed modifications included with this Minor PDP Amendment, updates to Planning Area C-2 and the adjacent PL-1.05, PL-2.02 and PL-1.04 parcels are necessary due to detailed engineering studies and design work. Based on grading solutions and details finalized for the proposed collector road separating Planning Area B-1 from the PL-1.05 and PL-2.02 parcels, it was determined that vehicular access to both the PL1.05 and PL-2.02 parcels would be extremely difficult in their current locations and configurations. The proposed configuration in this PDP Minor Amendment of both the PL-1.05 and PL-2.02 parcels yields improved vehicular access, specifically for the PL-1.05 parcel, which could contain future recreational programming, as determined by the Town. Additionally, minor adjustments are proposed for the PL-1.04 parcel to generally retain its rectangular shape, as it is a future school site, while accommodating the necessary road grading solutions in the immediate vicinity. In this Minor PDP Amendment, a relocated collector road (from the north side of PL-1.04 is proposed on the south side of the PL-1.04 parcel to provide the east-west connection in this area, while fitting with grading and engineering solutions for this portion of the property. Although there are several proposed adjustments associated with these parcels, acreages for all the PL parcels remain unchanged while Planning Area C-2 is reduced from 187.4 acres to 183.2 acres.

	Approved	Proposed	Difference	% Change
Planning Area C-2	187.4 acres	183.2 acres	4.2 acre decrease	2.2% decrease
PL-1.05	13 acres	13 acres	no change	none
PL-2.02	31.2 acres	31.2 acres	no change	none
PL-1.04	12.2 acres	12.2 acres	no change	none

Planning Area D

The existing drainageway which traverses Planning Area D in the PDP is identified as the OSP-1, OSP-2, and OSP-3 parcels. Through engineering refinements and design solutions prepared for roadway infrastructure in this portion of the property, it has been determined that the adjustments are necessary to change from what was initially contemplated in the PDP. An initial regional detention pond was included and shown in the area generally where OSP-3 and Dawson Trails Boulevard intersect. To accommodate the required expanded drainageway design solution, the proposed east-west collector road is also proposed to move further south. Additionally, the existing roundabout initially shown along Dawson Trails Boulevard in this portion of the property required an intersection spacing variance, which was approved by the Town with the original PDP, is now conflicting with the ultimate drainage design in this east-west corridor. The proposed relocation of the subject roundabout in this PDP Minor Amendment places the roundabout (intersection) generally centered between the two adjacent roundabout intersections located to the north and south, which will improve the intersection spacing along Dawson Trails Boulevard. The newly proposed location of the roundabout actually improves consistency of somewhat equal spacing of the intersections along Dawson Trails Boulevard. A Traffic Letter has been included to support this proposed adjustment.

Based on detailed engineering studies and more detailed design solutions associated with the revised drainage corridor, Planning Area C-1 is reduced in size from 151.9 acres to 151.7 acres, while the OSP-1 parcel is increased from 8.5 acres to 9.2 acres. An additional regional detention pond is also proposed on the eastern side of Dawson Trails, within Planning Area G-1, and likely within the OSP-4 parcel.



Additionally, the necessary minor adjustments in the detention channel OSP-3 parcel and adjacent road shift will increase Planning Area D from 206.2 acres to 207.7 acres along with the decrease of OSP-3 from 17.3 acres to 16.1 acres. This also affects the OSP-1 and OSP-2 parcels. The OSP-1 parcel will increase from 8.5 acres to 9.2 acres and the OSP-2 parcel will increase from 4.1 acres to 7.3 acres. Planning Areas C-1 and C-2, and the PL-1.05 parcel are similarly affected by this minor adjustment. The total shifts of OSP in this area result in an increase from 29.9 acres to 32.6 acres, which is an increase of 2.7 acres, or a 9% increase. Furthermore, Planning Area C-1 will now be 151.7 acres (a minimal change from the original 151.9 acres).

	Approved	Proposed	Difference	% Change
Planning Area D	206.2 acres	207.7 acres	1.5 acre increase	0.72% increase
Planning Area C-1	151.9 acres	151.7 acres	0.2 acre decrease	0.13 % decrease
OSP-1	8.5 acres	9.2 acres	0.7 acre increase	8.2% increase
OSP-2	4.1 acres	7.3 acres	3.2 acre increase	78% increase
OSP-3	17.3 acres	16.1 acres	1.2 acre decrease	6.9% decrease
Total OSP	29.9 acres	32.6 acres	2.7 acre increase	9% increase

To achieve the vision established in the original Dawson Trails PDP it is imperative that the minor adjustments proposed above be approved by the Town. It is important to note that the intent of Dawson Trails remains fully intact with the proposed Minor Amendment.

In summary, the following table outlines Planning Areas and Open Space changes:

	Approved	Proposed	Difference	% Change
Planning Area C-1	151.9 acres	151.7 acres	0.2 acre decrease	0.13 % decrease
Planning Area C-2	187.4 acres	183.2 acres	4.2 acre decrease	2.2% decrease
Total	339.3 acres	334.9 acres	4.4 acre decrease	1.3% decrease
Planning Area D	206.2 acres	207.7 acres	1.5 acre increase	0.72% increase
Total	206.2 acres	207.7 acres	1.5 acre increase	0.72% increase
Planning Area F-1	41.0 acres	39.7 acres	1.3 acre decrease	3.1% decrease
Planning Area F-2	33.4 acres	34.7 acres	1.3 acre increase	3.8% increase
Total	74.4 acres	74.4 acres	No change	No Change
OSP-1	8.5 acres	9.2 acres	0.7 acre increase	8.2% increase
OSP-2	4.1 acres	7.3 acres	3.2 acre increase	78% increase
OSP-3	17.3 acres	16.1 acres	1.2 acre decrease	6.9% decrease
Total	29.9 acres	32.6 acres	2.7 acre increase	8.2% increase
Notes:				
1. The added total of all changes shows a 0.2 acreage difference between approved and proposed areas. This is due to ROW modifications associated with Planning Area and OSP boundary shifts.				

We look forward to working closely with the Town during the review and approval process for this application. Please do not hesitate to contact me at either mblack@norris-design.com or 303-892-1166 if you have any questions or if you need additional information.

Sincerely,



Norris Design

A handwritten signature in black ink, reading "Mitch Black". The signature is fluid and stylized, with the first name "Mitch" and last name "Black" clearly legible.

Mitch Black, PLA
Principal