



April 30, 2025

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

Re: Dawson Trails – PDP Minor Amendment Administrative Review

Ms. Vossler,

On behalf of ACM Dawson Trails VIII JV LLC, we are requesting an administrative review to amend the Dawson Trails Planned Development Plan (PDP) as approved on September 6, 2022 and subsequently modified. The proposed PDP Minor Amendment consists of updates to Planning Area F-2, F-3 and G-1, minor adjustments to Public Land Dedication areas PL-1.02 and PL-1.03, and minor text updates for various Planning Area Permitted Uses. The proposed amendment does not change the Public Land Dedication, Open Space-Private, and Future Open Space requirements as approved in the PDP.

Planning Area F-3 & G-1

The proposed PDP amendment merely expands Planning Area F-3 to include the north portion of Planning Area G-1. This change is proposed to accommodate a potential medical campus in Planning Area F-3 while maintaining the possibility for future multifamily residential options within the expanded planning area that may otherwise not be realized due to the size of the medical campus. No additional total residential units are requested in the proposed amendment, and other than the increase in the planning area boundary, the planning regulations for Planning Area F-3 remain as approved in the PDP. As proposed, the northern portion of Planning Area G-1 (approximately 22.6 acres) would become a portion of Planning Area F-3. The remaining Planning Area G-1 would be 40.0 acres. Please refer to the Overall PD Plan exhibit on Sheet 3 for the noted adjustments.

Planning Area F-2

The proposed change to Planning Area F-2 reflects an adjustment to the planning area boundary to include a tract for the Landmark Signage north of the Crystal Valley Interchange. This change would increase the planning area by 0.2 acres to a total of 34.9 acres. Please refer to the Overall PD Plan exhibit on Sheet 3 for the noted adjustment.

PL 1.02 and PL-1.03

The proposed change to the referenced Public Land Dedication areas would modify the current boundaries to align with the footprint of the detailed site plan for the Red Zone Water Tanks. The dedicated acreage for PL 1.02 and PL-1.03 would remain the same as required under the PDP with these proposed boundary adjustments, only the configuration of the boundary lines would change. Please refer to the Overall PD Plan exhibit on Sheet 3 for the noted adjustments.

PDP Zoning Regulations Permitted Uses

The proposed amendment refines the permitted uses to accommodate complementary development opportunities in certain planning areas within the East Character Area. The proposed additional uses would be incorporated into Planning Areas D, E-1, E-2, F-1, F-2, F-3, G-1, and G-2. The proposed permitted uses include opportunities for alcoholic beverage sales, automotive services/fueling station, data center, financial institutions, indoor storage, gyms/ health clubs and urgent care uses. The proposed additional uses are



existing permitted uses within the PDP and provide additional clarity for types of uses within a permitted use category. The amendment requests to include the previously permitted uses in additional adjacent PDP planning areas. Please refer to Sheet 16 and 17 for the proposed changes.

To further refine and clarify the vision established by the original PDP, we respectfully request approval by the Town of the foregoing adjustments. The overall planning and design intent of Dawson Trails remains fully intact with the proposed changes.

We look forward to working closely with the Town during the administrative review for this amendment application. Please do not hesitate to contact me at either sweeks@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, appearing to read 'Stacey Weaks', enclosed within a circular stamp or seal.

Stacey Weaks
Principal