

Neighborhood Meeting Summary

Application: Dawson Trails – Residential Planning Area B-1, Site Development Plan

Property Owner: Westside Partners

Meeting #: 2

Date/Time: Tuesday, July 25, 2023, 6 pm, Adjourned at approximately 7:40 pm

Meeting Location: P.S. Miller Activity Center, Aspen Room

Councilmember District: Councilmember Dietz

Applicant's Proposal:

The applicant proposes a Site Development Plan for a single family residential neighborhood located southeast of the new Crystal Valley Interchange and directly south of the Douglas County Twin Oaks subdivision. The site plan includes 230 single-family lots on approximately 78-acres and a 1-acre neighborhood park.

Attendees

Applicant Representatives:

Larry Jacobson, Westside Partners

Jake Schroeder, Westside Partners

Terry Odle, Costco, Architect

Mitch Black, Norris Design

Jeremy Lott, Norris Design

Stacey Weaks, Norris Design

Blake Calvert, CORE Engineering

Steve Tuttle, Fox-Tuttle Traffic Engineers

Public Attendees:

In-person Attendees:

Nancy Johnson

Lucy Block

Amy Fauls

Robert Parkhurst

Hillery ?

Derek Rolliziger

Jeffery Marten

Lisa Skidmore

Richard Block

Joe Showers

Caryn Johnson

Laurie and Jim Scherman

Denny and Gina Ingram

Carol and Jerry ?

Tim Dietz

Online/Phone Attendees:

Brenda
Diane Hollberg
Lorelei
Rene Ramos
Sally Lewis
Mark C.

Town Staff Attendees:

Sandy Vossler, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The proposed Site Development Plan for the first single-family detached residential neighborhood in Dawson Trails includes 230 lots on 78 acres within the West Character area of the PD. A 1-acre park is included in the plan. The minimum lot size within the Transition Zone is 6,600 square feet. The Transition Zone is located within the first 150 feet of the planning area adjacent to County development. The minimum open space buffer between this neighborhood and Twin Oaks subdivision to the north is 250 feet, which includes a trail corridor situated away from the County development.

Questions Presented to Applicant:

Q: The wavy line to the top of the image, is it a road?

A: No the line represents a trail.

Q: What stops people from parking on the County roads in Twin Oaks and walking through to their homes?

A: The roads in Twin Oaks are public road, so it is possible for this occur, but not likely since someone would have to walk back down the gravel roads, otherwise they'd be walking through private property. There's a trailhead at the entrance of Twin Oaks. There is also commercial planned nearby, so most likely people would park there.

Q: How many parking spaces will be at the trail head?

A: Those details are not worked out just yet. Residents that live in this first neighborhood won't need to drive to the trailhead. With the overall design of Dawson Trails, there will be several parking areas at trailheads.

Q: Is the Front Range Trail going to go through Dawson Trails?

A: The front range trail is on the east side of the interstate, and will eventually connect through Montaine and Bell Mountain Ranch. Part of our connectivity includes the ability to connect across the freeway through a series of trails or sidewalks.

Q: Are these trails for people living here or visitors?

A: These trails are public; some are town owned. Anyone will be able to use them.

Q: Where is the Metro District Land?

A: The Metro District will own land throughout Dawson Trails. Town will also have some land throughout as well, for parks, etc.

Q: Is there still conversation around a rec center?

A: There is a potential location, in PLD 1.05.

Q: If Dawson Trails Boulevard gets extended up to Plum Creek, where would the first 500 lots go?

A: The first 500 lots are planned within Planning Areas B-1 and Planning Area D.

Q: How do the tree lined streets shown in the graphic go along with water wise landscape?

A: Coloradoscape encourages trees on lots. No grass will be allowed in residential front yard areas, but trees and water wise landscaping are allowed in front yards. There will be landscape treatments in entry areas and in some of the buffers. The goal is to reestablish some of the landscape areas with trees. Backyards are allowed to only have a maximum of 500 sq. ft. of turf per house.

Q: Will any new water wells be drilled?

A: Dawson Trails will be connected to the Town's system. There are no new wells planned at this time in Dawson Trails. The Town does, however reserve the right to do so in the future, if necessary.