

Neighborhood Meeting Summary

Application: Site Development Plan

Property Owner: ACM Dawson Trails VIII JV LLC

Meeting #: 3

Date/Time: Monday, June 22, 2026 @ 6 pm (Adjourned at 6:30 pm)

Meeting Location: Cantril School, 312 Cantril Street, Room 107

Councilmember District: Tim Deitz

Applicant's Proposal:

The applicant is proposing to construct 100 townhomes within the Dawson Trails PD, Planning Area E2. The site is located west of the proposed intersections of Quandary Peak Drive and Dawson Trails Boulevard. The units are configured in 2, 3, and 4 unit buildings. The maximum building height will be 40 feet. Two parking spaces per unit will be provided in separate garages. The townhomes will be arranged around a central, one-acre landscaped park space with picnic tables, benches, playground, and meandering paved pathways. A fenced pet park with a wash station is in the southern area of the development. Paved bike and pedestrian paths connect to the greenbelt.

Attendees

Applicant Representatives:

Stacey Weaks, Norris Design Group

Laura Baines, Norris Design Group

Jake Schroeder, ACM Dawson Trails VIII JV LLC

Larry Jacobson, ACM Dawson Trails VIII JV LLC

Public Attendees:

4 residents

Town Staff Attendees:

Sandy Vossler, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant provided a PowerPoint presentation orienting the attendees to the site and summarized the history of the Planned Development. Planning Area E2 is zoned as a mixed-use area of commercial, office, and high-density residential uses. Infrastructure construction updates were provided, and home construction is anticipated later this year (2026). Dawson Trails Boulevard has been fully improved and Quandary Peak Drive is being paved.

This site plan proposal is for the first townhome development in Dawson Trails. The units will range from 1,700 to 2,100 square feet. The site is 8.4 acres. Access to the site will be from Pat Haven Street, south of Quandary Peak Drive. The two-car garages are alley loaded. Building elevations and color schemes were presented and architectural features were highlighted. Pat Haven Street is designed to encourage a walkable street section adjacent to this site, with the

townhomes fronting to the street, streetscape, detached sidewalks, and on-street parking. Trail connections to the adjacent open space trail network will be provided.

The Planning Commission public hearing is scheduled for June 25, 2026, and the Town Council public hearing is scheduled for July 7, 2026.

Questions Presented to Applicant:

Q: Referring to the aerial photo in the PowerPoint, are the slopes shown with straw mat stabilization open space?

A: Yes. The sloped and mesa area are part of the 31-acre dedicated open space area identified in the PD Plan as PL-2.02. Trail connections will be made to this open space area.

Q: Is there parking provided for guests?

A: Yes. The required parking is based on the highest demand; 2 spaces per 3-bedroom units. Two spaces per unit are provided in the attached garages, plus 28 additional surface spaces on the site and approximately 25 on-street spaces along Pat Haven Street.

Q: Is the DRB Homes still the buyer/builder?

A: No. DRB Homes is no longer the builder, however, the property owner, ACM Dawson Trails VIII JV LLC, is continuing with the Site Development Plan proposal. A future buyer/builder will be required to construction to the approved site plan, or submit an amendment to change it.

Q: Will there be lighting within the townhome complex and on adjacent streets.

A: Yes. Onsite lighting must meet the Town's lighting code that is based on Dark Skies design. Yes, the streets in Dawson Trails will be illuminated according to CORE electric requirements.

The meeting adjourned at 6:30 pm