

# **CANYONS FAR SOUTH ANNEXATION, PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS**

PLANNING COMMISSION  
DECEMBER 8, 2022

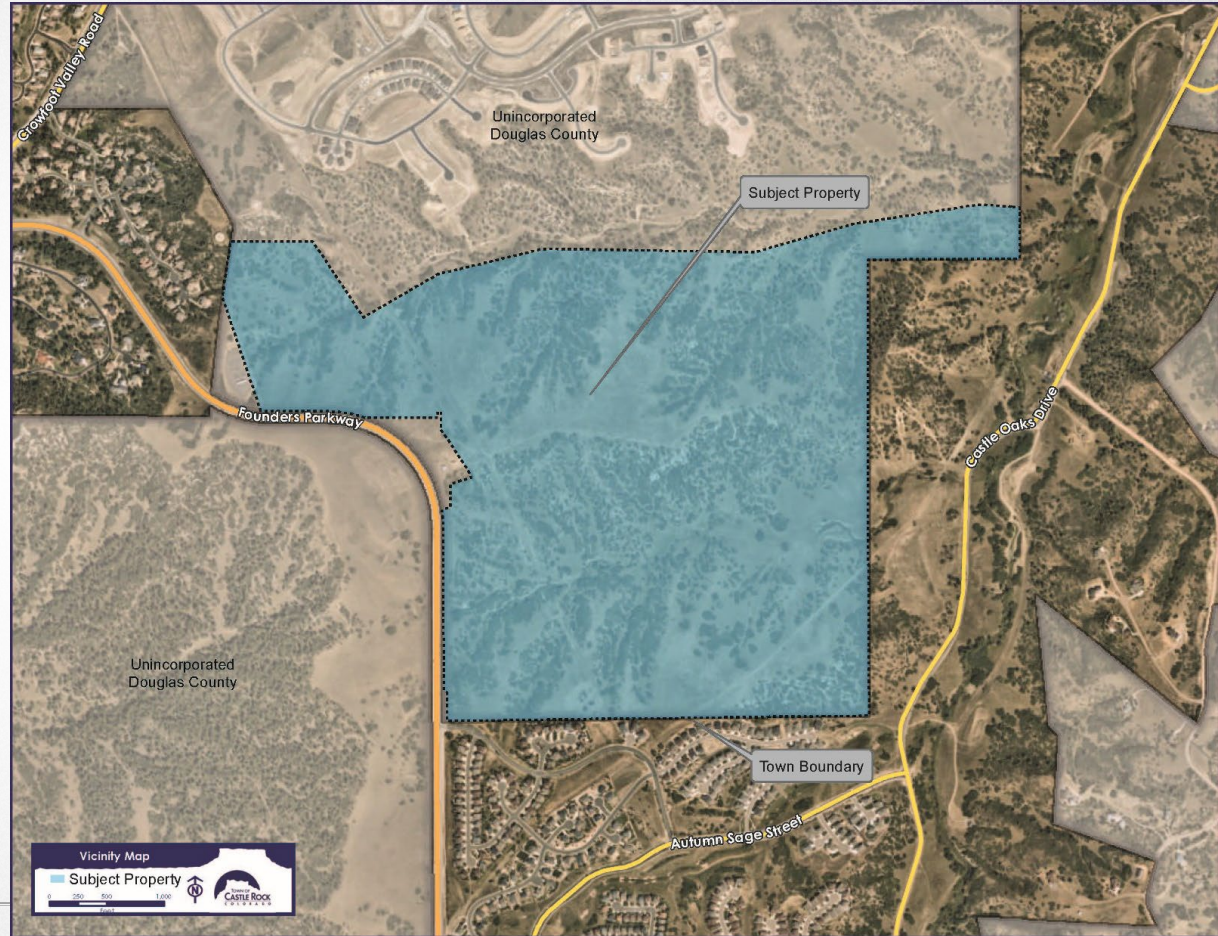


# CANYONS FAR SOUTH ANNEXATION PROCESS

- May 26, 2021: Annexation Petition Accepted
- June 15, 2021: Substantial Compliance Hearing
- August 17, 2021: Eligibility Hearing
- December 8, 2022: Annexation and Zoning Hearing

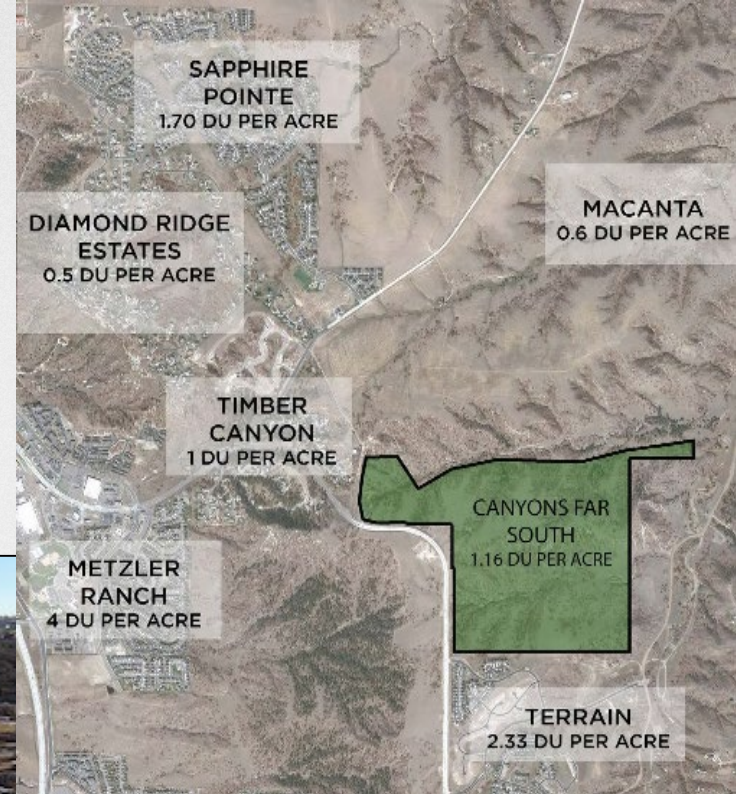
# VICINITY MAP

- 409 acres
- East of Founders Pkwy
- South of Crowfoot Valley Road / Macanta
- North of Crimson Sky Drive / Castle Oak-Terrain
- West of Castle Oaks Drive

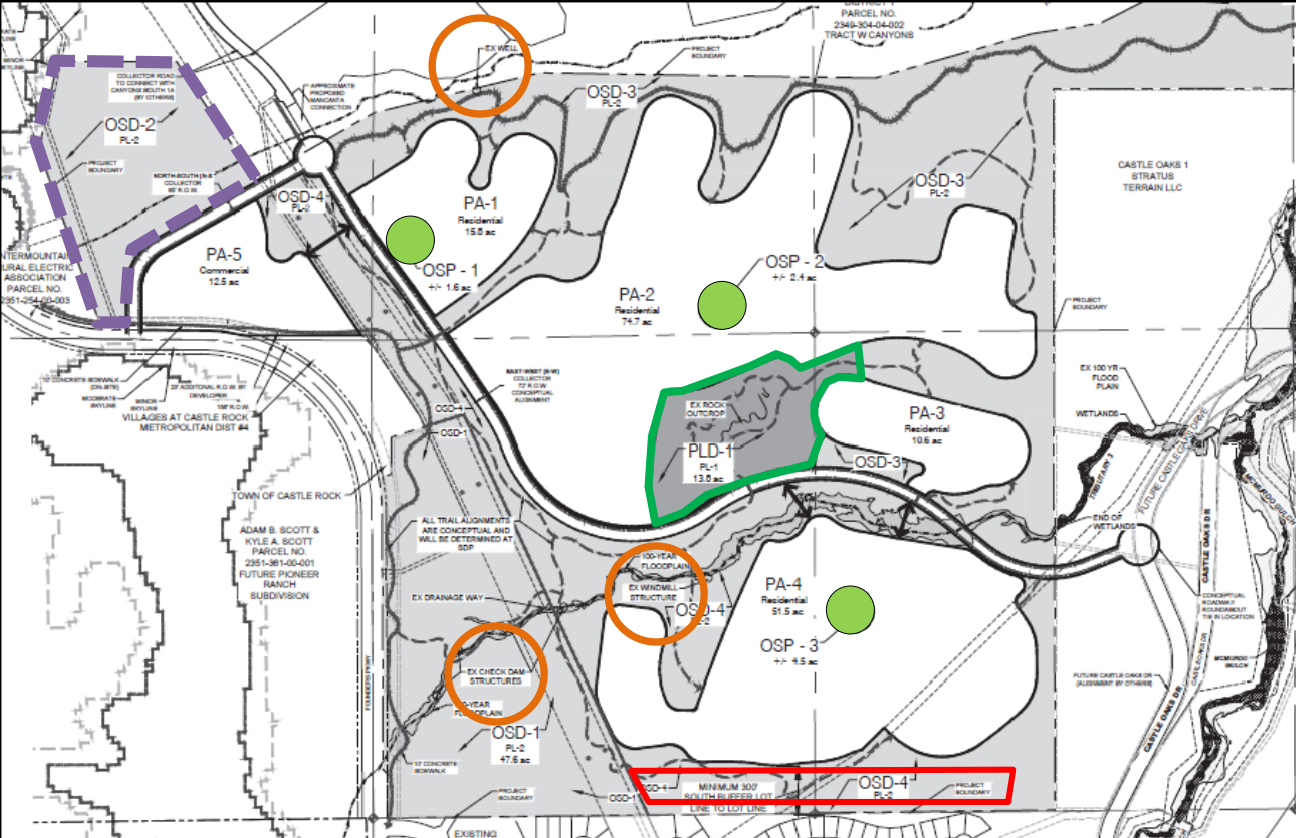


# EXISTING CONDITIONS

- Undeveloped
- Canyons South Planned Development
- Surrounding Residential Uses
- Topography
- Vegetation
- Cultural Resources



# PLANNED DEVELOPMENT PLAN



- 474 Single Family Units
- Low Density – 1.16 Du/Ac
- 59% Open Space
- Public Land for Community Park
- Restrictive Landscape Regulations
- 465 acre feet of Groundwater
- Renewable water to meet actual water demand
- Cultural Resources
- Trail Connections
- Road Connections
- Transition Buffer
- Closes Town Boundary
- Town control of growth patterns and standards.

# PLANNED DEVELOPMENT ZONING

## Site Utilization

- Planning Areas = 165 acres / 40.4%
- Open Space = 226 acres / 55.3%
  - ✓ Private Open Space (OSP) = 8.5 acres
  - ✓ Public Open Space (OSD) = 217.6 acres
- Public Land Dedication = 13.8 acres / 3.4%



PAs/OSP/PL-1/PL-2		Acreage	Percentage
<b>Planning Areas</b>		<b>165.1</b>	<b>40.4%</b>
<b>Open Space Private (OSP)*</b>			
OSP - 1	OSP	1.6	(within PA-1)
OSP - 2	OSP	2.4	(within PA-2)
OSP - 3	OSP	4.5	(within PA-4)
Total OSP		8.5	2.1%
<b>Open Space Dedicated (OSD)</b>			
OSD - 1	PL - 2	47.6	11.6%
OSD-2, OSD-3, OSD-4	PL - 2	170	41.6%
Total OSD		217.6	53.2%
<b>Total OSP &amp; OSD</b>		<b>226.1</b>	<b>55.3%</b>
<b>Public Land Dedication (PLD)</b>			
PLD - 1	PL - 1	13.8	3.4%
Total PLD		13.8	3.4%

\* Actual acreage to be determined at Site Development Plan

# PLANNED DEVELOPMENT ZONING

## Uses and Development Standards

- Residential: Single Family Detached and Attached
  - ✓ 474 Dwelling Units /1.16 Gross DU/AC
  - ✓ Prescriptive Transition Buffer / Conceptual Rendering
  - ✓ Architectural Standards
- Non-Residential: Retail, Restaurant, Office, Personal Services
  - ✓ Maximum Total Square Footage: 60,000
  - ✓ Maximum Building Height : 35 Feet
  - ✓ Architectural Standards / Conceptual Renderings

PLANNING AREAS	PA-1	PA-2	PA-3	PA-4	PA-5
Acreage	15.8	74.7	10.6	51.5	12.5
Allowable Uses	Single-family with attached or detached garages	Single-family with attached or detached garages	Single-family with attached or detached garages	Single-family with attached or detached garages	Commercial
Minimum Lot Size	4,250	4,000	4,250	4,000	N/A
Maximum Lot Size	11,700	11,700	11,700	11,700	
Dwelling Unit per PA	40 - 55	190 - 225	25 - 32	190	
Dwelling units per acre	2.5 -3.5	2.5 - 3.0	2.4 - 3.0	3.7	
Total Dwelling Units	474				
Gross DU per Acre	1.16				
Maximum Building SF	N/A	N/A	N/A	N/A	60,000sf
Maximum Building Height	35'	35'	35'	35'	35'*

# DEVELOPMENT AGREEMENT

- 465 acre feet of groundwater dedicated to the Town
- 153 acre feet renewable water resources required
- Transportation System Improvements
- Parks and Open Space Dedication
- Wildland/Urban Interface Vegetation Management Plan
- Infrastructure Obligations
- Regional Mill Levy of 5 mills
- Vesting through December 31, 2037



# STAFF ANALYSIS

## The proposed Annexation and Planned Development Plan and Zoning Regulations

- Have met State Substantial Compliance and Eligibility requirements,
- Meet the general design principles of land development,
- Meet the water dedication and renewable water resources regulations,
- Is capable of being integrated into Town systems,
- Provide appropriate infrastructure improvements to mitigate impacts,
- Is compatible with surrounding zoning and land uses, and
- Provides a variety of housing types and lot sizes

# ANNEXATION FINDINGS

## Meets the 2030 Comprehensive Master Plan's Principles

- Historic Preservation (ID-1.1)
- Master Planned Developments (ID-2.1)
- Physical Separation (ID-4.1)
- Protection of the Natural Environment (ID-6.1)
- Parks and Recreation Facilities, Open Space, Trails (ID-7.1, 7.2, 7.3)
- Responsible Growth (RG-2.1, 2.2)
  - ✓ Is a logical extension or infill of Town boundaries.
  - ✓ Has demonstrated a significant benefit to the Town.
  - ✓ Will be provided with adequate urban services.
  - ✓ Is fiscally responsible.
  - ✓ Conveys to the Town all groundwater rights.
  - ✓ Secures renewable water resources.

# PD PLAN & ZONING REGULATIONS FINDINGS

Meets the Municipal Code Planned Development Criteria outlined in Section 17.34.030

- A. Community vision/land use entitlements.
- B. Relationship to surrounding area.
- C. Circulation and connectivity.
- D. Service, phasing and off-site impacts.
- E. Open space, public lands and recreation amenities.
- F. Preservation of natural features.

# RECOMMENDATION

Staff recommends that PC provide a recommendation of approval to Town Council of the proposed Canyons Far South Annexation and Planned Development Plan and Zoning Regulations.

# ANNEXATION PROPOSED MOTIONS

## **Approval:**

*“I move to recommend approval of the Canyons Far South Annexation to Town Council.”*

## **Alternative Motions**

### **Approval with Conditions**

*“I move to recommend approval of the Canyons Far South Annexation to Town Council 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 Planning Commission meeting on [date], 2022, at [time].”*

# PD PLAN AND ZONING REGULATIONS PROPOSED MOTIONS

## **Approval:**

*“I move to recommend approval of the Canyons Far South Planned Development Plan and Zoning Regulations to Town Council.”*

## **Alternative Motions**

### **Approval with Conditions**

*“I move to recommend approval of the Canyons Far South Planned Development Plan and Zoning Regulations to Town Council with the following conditions:” (list conditions)*

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# QUESTIONS & DISCUSSION