

AGENDA MEMORANDUM

To: Planning Commission

From: BrieAnna Grandy, Senior Planner, Development Services Department

Title: Canyons Far South Site Development Plan
[409 Acres, located southeast of the intersection of Crowfoot Valley Road and Founders Parkway]

Executive Summary

PCS Group, on behalf of Hines, is seeking approval of a residential Site Development Plan (SDP) called Canyons Far South (Attachment B). The development site is 409 acres. The general location is southeast of the intersection of Crowfoot Valley Road and Founders Parkway (Figure 1 and Attachment A).

The SDP proposes 439 single-family detached residential units and 76 paired units for a total of 515 residential units. A total of 12.5 acres of commercial and over 220 acres of open space is proposed. The site plan also includes offsite improvements within Douglas County on Crowfoot Valley Ranch Metro District 1 property, which will accommodate regional stormwater detention facilities. Trail improvements are proposed throughout the development, including through the 47.7-acre property owned by the Town of Castle Rock.

The proposed SDP meets the applicable development standards of the Canyons Far South Amendment 1 – Planned Development Plan and Zoning Regulations. No outstanding staff or external comments remain. Staff is recommending approval of the Site Development Plan, as proposed.



Figure 1: Vicinity Map

Background

Surrounding Zoning and Uses

The Canyons Far South property is adjacent to unincorporated Douglas County to the north and west. The Macanta subdivision in unincorporated Douglas County abuts the Canyons Far South property to the north. This area is currently under development with 968 single family homes. Pioneer Ranch is located west of the property on the west side of Founders Parkway. Pioneer Ranch is a 388-acre property that is currently zoned Agricultural 1 (A-1) in Douglas County. The owner of Pioneer Ranch has submitted a Petition for Annexation to the Town and is proposing the property be zoned PD to allow 1123 dwelling units, approximately 2.9 dwelling units per acre (du/ac), 400,000 square feet of commercial uses and 117 acres of open space/public land. The Pioneer Ranch annexation and zoning proposal is under review by the Town.

The property is also adjacent to existing and planned Town of Castle Rock neighborhoods to the northwest, south and east. The Terrain PD, North Basin Village is within the Town boundaries and abuts Canyons Far South along its eastern border. North Basin Village is zoned to allow approximately 29 single family homes, which represent the last residential area in the Terrain PD area. This area is not yet developed; however, a Site Development Plan is in review by the Town. South of the property are existing residential neighborhoods within the Castle Oaks PD. This area is developed with single family homes.

Existing Conditions

The Land Suitability Analysis (LSAR), prepared by CTL Thompson, Inc in November 2023 , assessed the site's existing topography, vegetation, man-made improvements, geology, wildlife habitat, soils, wildfire mitigation and rock outcroppings. The LSAR concluded that the site is suitable for development as proposed. The following is a summary of the site features discussed in the LSAR.

The topography of the site consists of plateaus, suitable for development separated by significant drainage corridors and steep slopes along the drainageways. The property generally slopes from the west to the east with all drainage flowing to the east. Elevations range from 6,170 feet on the eastern edge to over 6,540 feet on the western boundary. An area of unique rock outcroppings centrally located on the site will be preserved within a passive use Town park. A geotechnical investigation concluded that there were no geotechnical constraints that would preclude development. The drainage corridors and associated steep slopes, as well as the area of rock outcroppings posed some geologic hazard concerns, therefore those areas have been incorporated in to the open space acreage and excluded from the areas of development.

Vegetation on the property includes a mix of Upland Grasslands, Scrub Oak and Ponderosa Pines. The grasslands area include blue grama, purple threeawn, yucca, western wheatgrass, prickly pear cactus and fringed sage. The stands of pines are located outside of the residential planning areas. The drainage corridors contain western wheat and blue grama grasses, and stands of scrub oak. There will be minimal disturbance of the drainageway and slope vegetation,

except what is necessary to stabilize the channels, install trail connections or provide road crossings. The drainage corridors will continue to provide protective cover, foraging and nesting habitat, as well as movement corridors for wildlife and birds.

The wildlife found on the site is typical of that found in shortgrass habitats in Colorado. Large mammals include mule deer, pronghorn, coyotes and red fox. Small mammals include voles, prairie dogs, pocket gophers and ground squirrels. The project area has been assessed for suitable habitat for the Preble's Meadow Jumping Mouse, and no evidence of the mouse was found. No threatened or endangered species or suitable habitat for such animals was found on the site.

Cultural resources on the site include earthen dams and rhyolite check dams constructed by the Civilian Conservation Corp (CCC) and are considered to be the most historically significant structures on the property. The CCC dams will be preserved, to the extent possible. Where structures are not able to be preserved, the applicant is proposing to create a memorial out of refurbished material in the Town's passive park. A stacked rhyolite brick water well was also identified on the property, likely constructed to serve the CCC camps. The well and the dams are located outside of the proposed areas of development and are in areas to be dedicated to the Town as open space. No historical or Native American artifacts have been found on the property.

Zoning Regulations

The property was previously zoned for residential development within unincorporated Douglas County as part of the Canyons South Planned Development.

In 2018 the Canyons South PD property was split between two ownership groups. The northern two-thirds are currently being developed in Douglas County, as the 968-lot residential development known as Macanta. On March 7, 2023, Town Council approved an annexation and zoning of the southern 409 acres into the Town of Castle Rock. The property is currently zoned as the Canyons Far South – Planned Development Plan and Zoning Regulations, allowing primarily residential uses with a small area of commercial development.

Through this SDP review process, the applicant shifted some residential areas around to provide an increased buffer to the northern county development. As part of that process, the applicant submitted a request to process an administrative amendment, allowed in the Town's Code, to make a minor increase in density. This administrative amendment updated the existing zoning to adjust open space boundaries along the northern portion of the property and increased the permitted number of residential units from 474 to 515, a change of less than 10%. This increase of less than 10% and increasing open space areas by 6.82 acres qualified for administrative processing and approval under the Town's municipal code.

The Canyons Far South Planned Development consists of 5 planning areas; four residential planning areas and one commercial planning area. The proposed zoning allows a total of 515 residential units with single-family detached and attached dwelling units, at a gross density of 1.26 du/ac.

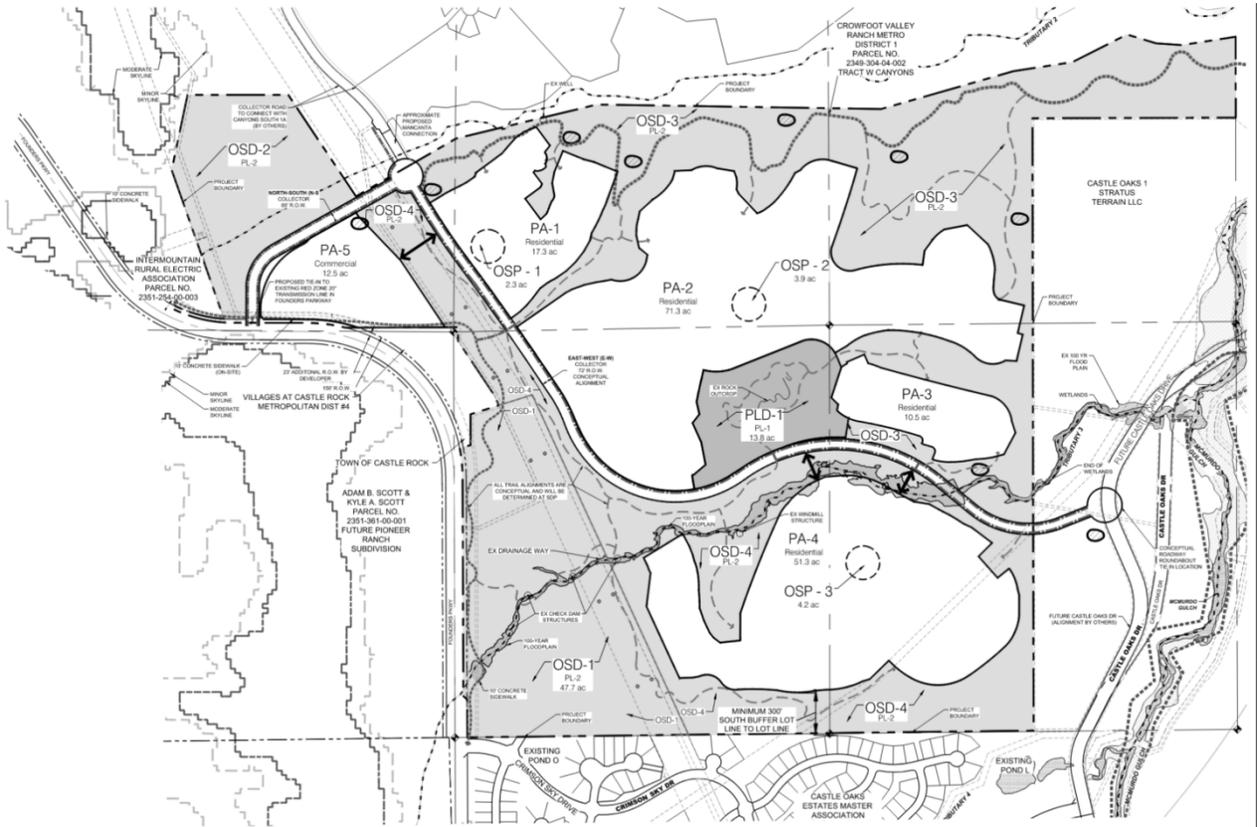


Figure 2: Canyons Far South – Planned Development Plan and Zoning Regulations Amd 1

Discussion

Site Design

The proposed Site Development Plan (SDP) includes a total of 515 residential units, consisting of 439 single-family detached homes and 76 paired units. The plan also incorporates approximately 238.22 acres of combined public and private open space throughout the development.

The proposed SDP proposes a gross density of 1.26 du/ac that creates an appropriate density transition between the lower density County development to the north and the higher density Town urban development located to the south, east, and as proposed in the pending annexation west of the site.

Primary access to the site is provided with a new connection off Founders Parkway. A public road connection is proposed from the southern end of Macanta through this development to Castle Oaks Drive. This connection will improve public road connectivity in this area and improve emergency services response times to existing neighborhoods.

The development is organized into four residential planning areas which allow for both single-family detached and paired units. The SDP is arranged to provide 439 single-family detached

homes (shown in yellow below), while the remaining area is planned for paired homes (shown in orange below).

The SDP also sets aside 12.5 acres of commercial land (shown in blue below) as outlined in the PD. This area will require future Site Development Plans when commercial development is proposed.



Figure 3: Site Plan (Orange – Paired Units, Yellow – Single-Family Detached, Blue – Commercial property, Green – Town Owned Park/Open Space)

The proposed SDP provides 58.23% of the overall site as open space and public land dedication. The open space has been designed to preserve natural features of the existing site. The proposed project includes a 47.7 open space parcel that was dedicated to the Town in 2023 at time of annexation and zoning, shown as Tract Y in green above. Additionally, the SDP proposes a 13.80-acre town-owned passive park shown as Tract I in the center of the development in green above. This park is designed to preserve natural rock features on the site with trails and signage highlighting these features.

Development Standards

The proposed Site Development Plan has been designed in accordance with the development standards outlined in the Canyons Far South – Planned Development Plan and applicable Zoning Regulations. The plan includes a total of 515 residential units, which meets the maximum number of units permitted under the PD. Additionally, the project proposes approximately 238.22 acres of open space, consistent with the requirements of the Canyons Far South PD. All

proposed setbacks and building heights are consistent with the standards established in the zoning and planned development framework.

The proposed landscaping meets the requirements of the Town's landscape and irrigation regulations. The front and back yard landscape and irrigation must be designed by the homebuilder as part of the construction process and must be installed by the builder. No irrigated turf is permitted in the front yards. The front yard landscape shall utilize a ColoradoScape design and must achieve a minimum of 75% plant coverage at maturity (3 years). Irrigated turf in the back yard is allowed to a maximum of 500 square feet, regardless of the lot size.

OSD-4 Buffer and Berm

The Canyons Far South – Planned Development Plan and applicable Zoning Regulations require a 300' open space buffer, within OSD-4. The purpose of this buffer is to provide a transition from the existing neighborhoods in Castle Oaks/Terrain on the southern boundary of the project. The SDP shows compliance with the berming and landscape requirements as outlined in the PD. Additional landscaping has been clustered around the natural surface trail to provide integrated screening with the site design. Additionally, the natural terrain of the site provides an adequate screen for the existing neighborhoods in Castle Oaks/Terrain and Breezeway Court.

PA-2 Northern Buffer

The zoning for the property allows for Planning Area -2 to have a total of 229 dwelling units. The initial Site Development Plan design showed two cul-de-sacs with homes extending towards the northern boundary of the development and adjacent to the Macanta development in Douglas County. Through public input and neighborhood meetings, the applicant has removed 15 homes from these two cul-de-sacs. In turn increasing the buffer area between the existing Macanta development and the proposed homes. These homes have been relocated to the southern boundary of the development which has existing grades that screen these homes from view by the existing Terrain development with the Town of Castle Rock. These homes are located within the allowable boundaries of the planning areas. These planning area boundaries did not change with the recent PDP amendment.

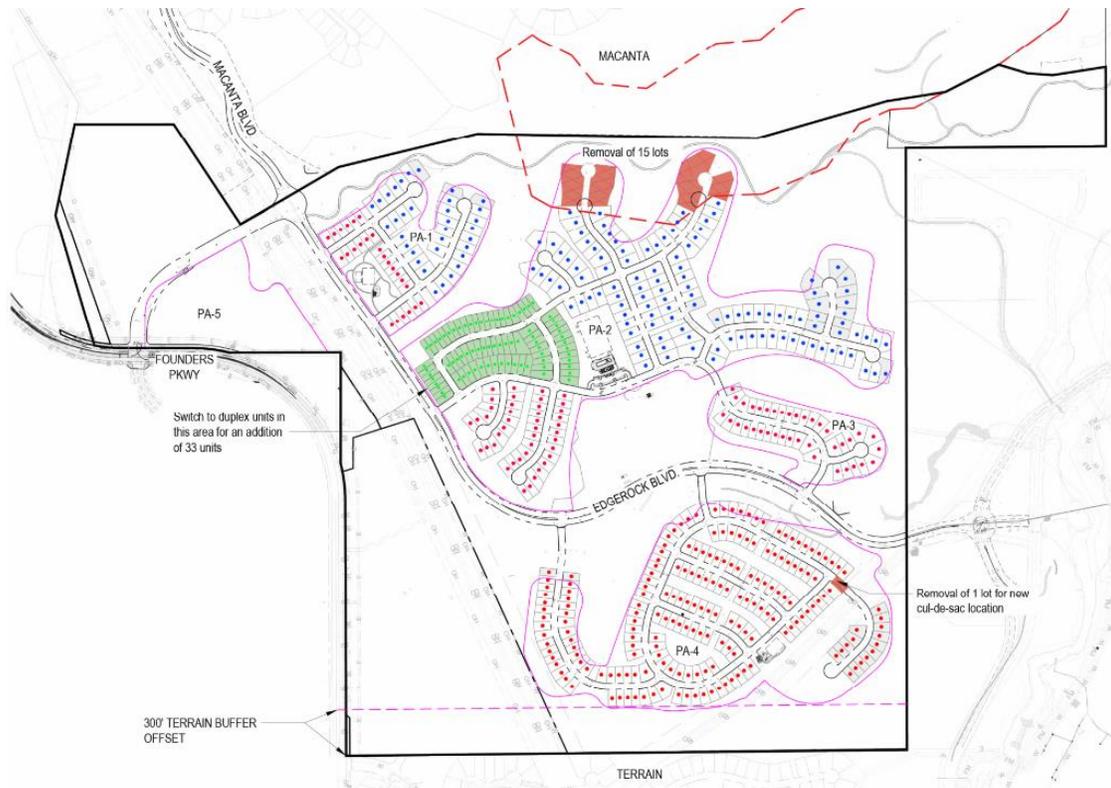


Figure 4: Site Plan (Shaded Red Lots Removed from Plan)

Skyline / Ridgeline Protections

The residential lots proposed for development in this site plan are not located within the Skyline/Ridgeline Protection Area.

Interface Regulations

The Canyons Far South – Planned Development Plan and Zoning Regulations intentionally mixes single family detached and paired homes, therefore the Dissimilar Residential Interface Regulations do not apply within or between planning areas in the Canyons Far South – Planned Development Plan and Zoning Regulations. The Canyons Far South – Planned Development Plan and Zoning Regulations also intentionally includes a commercial development area; therefore, the Residential/Non-Residential Interface do not apply within or between planning areas in the Canyons Far South – Planned Development Plan and Zoning Regulations.

Open Space and Public Land Dedication

Parks Staff has reviewed the Canyons Far South SDP and has found that the plans are in compliance with their approved zoning and the Town code. The development will be dedicating a total of 238.22 acres of land, 47.70 acres which were previously dedicated at the time of annexation. Of the total 238.22 acres, 13.8 acres will be a Developer constructed park (Tract I) fulfilling their PLD requirement on-site. The Park site is comprised of an upper amenity area and lower trailhead area. The upper park area will contain a synthetic turf lawn with permanent

shelter, picnic tables, boulder seating, bike racks, trails, and a permanent portalet shelter. The lower trailhead area will include a small parking lot, second portalet shelter, bike racks, and a bench to help serve the developer built regional trail connection. The regional trail connection on this development serves as an important east/west connection through dedicated open space and connects to the McMurdo Gulch Trail which is part of the larger Colorado Front Range Trail system. This regional trail, when combined with the development's sidewalk system, will give residents paved connections to Founders Parkway, the Terrain Development, the County's Macanta Development, as well as a future connection to Crowfoot Valley Road. In addition to paved trails, the development is also building various natural surface trail connections through the dedicated open space tracts.

As part of this project, two Civilian Conservation Corps (CCC) installed drop structures that are deteriorating will be deconstructed with their stonework salvaged. The salvaged stonework will be used to create two memorial sites highlighting the history and contributions of the CCC. The two memorial locations will be installed in the PLD Park site as well as along the regional trail.

The Canyons Far South project, similar to other recent developments in Town, will also establish a permanent slope easement for grading on lands being dedicated to the Town. This will require the Metro District or HOA to routinely inspect developer graded slopes on Town lands to ensure they are not experiencing erosion once the erosion control permits are closed out and will require the Metro District or HOA to perform any necessary repairs. This will help to ensure the Town is not responsible for repairing future erosion and associated damage from grading that was done for the development. Additionally, the bermed landscape buffer area in Tract P will be permanently maintained by the Metro-District or HOA.

Traffic Impact Analysis and Mitigation

The site is projected to generate about 7,300 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak hour, about 125 vehicles would enter and about 277 vehicles would exit the site. During the afternoon peak hour, about 407 vehicles would enter and about 309 vehicles would exit. The project proposes three access points to the existing road network:

Founders Parkway (SH 86) & Embark Ave.: This is the primary access to the site. The traffic analysis anticipates this intersection to operate within the Town's standard for level of service through 2041. The intersection will require intersection traffic control when necessary. The development agreement obligates the developer to construct a roundabout or a signal at this location when warranted. The developer, with coordination with CDOT and the Town, will construct a traffic signal. The development agreement also provides for the Town to recoup 50% of the cost for the developer from the Pioneer Ranch property, if developed.

Castle Oaks Drive & Edgerock Blvd.: This collector-collector class intersection is proposed to be a roundabout. The traffic analysis anticipates this intersection to operate very well with roundabout control. The roundabout and the internal collector roadway are required to be constructed with the first phase of the project. Castle Oaks Drive is planned to be realigned with the North Basin project in Terrain. The roundabout will be constructed

on the ultimate alignment of Castle Oaks Drive with interim street connections to the existing alignment.

Roundabout Internal to the Canyons Far South Development of Edgerock Blvd. & Embark Ave.: This collector-collector class intersection is also proposed to be a roundabout. The traffic analysis anticipates this intersection to operate very well with roundabout control. Edgerock Blvd. provides a connection to and through the Macanta Subdivision, providing access to a future school site in Douglas County and access to Crowfoot Valley Road. The development agreement provides an obligation to the developer to construct this connection; in the event it is not timely constructed by the Macanta project.

Town staff concurs with the conclusion of the traffic analysis in that the proposed project can be accommodated by the existing and planned roadway improvements along with the recommended improvements. The proposed Site Development Plan was also reviewed by CDOT and found to be consistent with CDOT's Access Control Plan for Founders Parkway.

Additionally, the development will be constructing a missing sidewalk segment along their side of Founder's Parkway (east and north sides) from the existing walk at Crimson Sky to the north and then west past the Canyons Far South main access point. The sidewalk was planned to extend all the way to Crowfoot Valley Road, however the Timber Canyon HOA did not want to allow the sidewalk on their property at this time. Therefore, the sidewalk will be constructed up through land owned by the Town, just west of Canyons Far South, and the developer will provide cash-in-lieu for future sidewalk construction to Crowfoot.

Sidewalk Variance

A variance has been requested for the proposed collector class street connecting Founders Parkway to Castle Oaks Drive. To minimize impacts on existing vegetation and topography, the applicant is proposing to omit the standard 8-foot-wide concrete sidewalk on one side (the southerly and westerly side) of the street. In lieu of the concrete sidewalk on this side, the applicant is proposing to construct a natural soft surface trail paralleling the street. The section where the concrete sidewalk is omitted and the soft surface trail is proposed is approximately 2,350 feet in length and will not have adjacent development. Where development is proposed on both sides of the street, concrete sidewalks will be available on both sides. Considering the property on the street frontage without the formal sidewalk will not be developed and therefore will not generate pedestrian trips to or from that area, staff concurs with the applicant that there should not be adverse impact to the public resulting from the omission of the sidewalk. Town staff supports the variance with the condition that the pedestrian crossings where the street transitions from two sidewalks to one sidewalk are provided with self-actuated flashing beacons and signage.

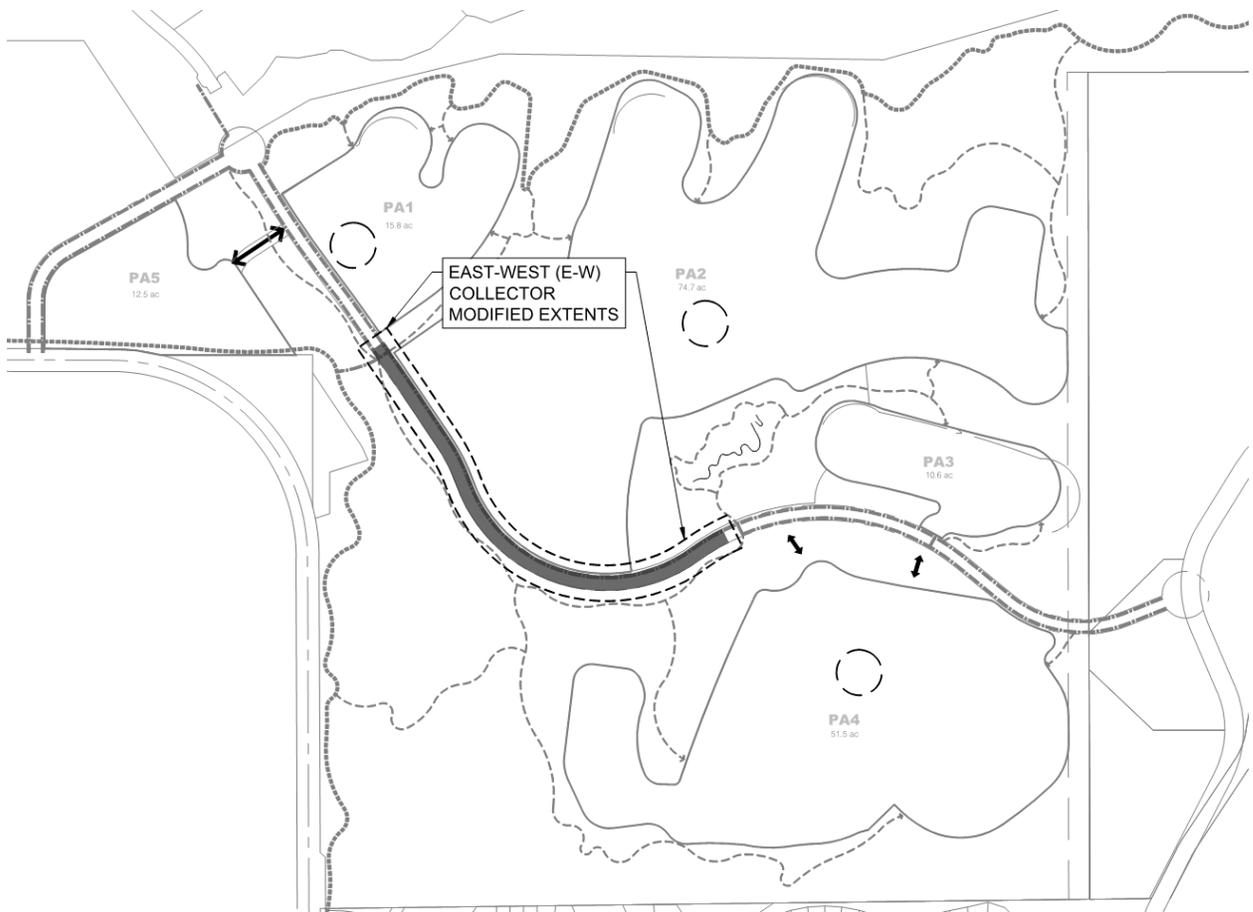


Figure 5: Modified Sidewalk Location

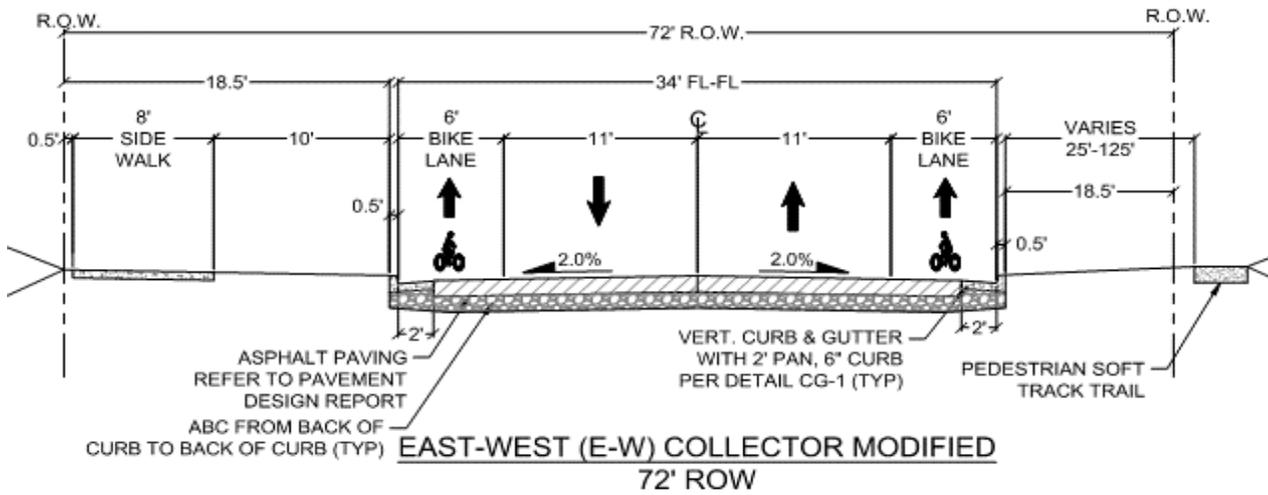


Figure 6: Modified Sidewalk Diagram

Water Resources

Municipal water service will be provided to the Canyons Far South development by Castle Rock Water. The recordation of the Plat and permits associated with this SDP is dependent on meeting the renewable water requirements as set forth in Section 5.07 of the approved Development Agreement. The amount of renewable water will be based on the updated and approved Water Efficiency Plan.

Drainage

The Town's applicable drainage requirements set forth in the Town of Castle Rock Stormwater Criteria Manual will apply to the property. This SDP requires off-site drainage improvements within Douglas County, including major drainageway stream channel improvements and a regional full-spectrum detention pond on Metro District Property. The Metro District will be responsible for maintenance of these facilities with easements going to both the Town and County for oversight and enforcement. The regional detention approach was selected as the least impact to open space between Canyons South and this SDP.

Utilities

The Town's applicable water and sewer requirements set forth in the Town of Castle Rock Water Criteria Manual and Wastewater Criteria Manual will apply to the property. One wastewater connection is proposed through the Terrain Phase 2 development. All wastewater will go to the Castle Oaks Lift Station, as previously planned for this area of Town.

Fire

The Town's applicable fire requirements set forth in the Town of Castle Rock Municipal Code apply to the development of this neighborhood. Fire staff has reviewed and approved the Site Development Plan and is satisfied with the accessibility to the streets and homes.

Water Conservation and Landscaping

Staff has reviewed and approved the landscape plan detailed in the Site Development Plan. The implementation of ColoradoScape methods is required for Canyons Far South. Specifically, no irrigated turf is permitted in the front yards of single-family lots and is limited to 500 square feet in the rear yards. Plant selection meets the Town Landscape regulations for low water use species.

Notification and Outreach

Public Notice

Public hearing notice signs were posted on Founders Parkway and Crimson Sky Drive right-of-way. Additionally, written notices were sent to property owners within 1,500 feet, and Homeowner Associations (HOA) within ½ mile of the property, at least 15 days prior to the public hearings. Town staff published notice of the Planning Commission and Town Council public

hearings on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

The first three neighborhood meetings were noticed at 500 feet per the Town's noticing requirements at that time.

Neighborhood Meetings

The applicant has conducted a total of four neighborhood meetings for the Site Development Plan.

The first neighborhood meeting was held on September 18, 2023, in a hybrid format with the in-person portion held at the Miller Activity Complex. Approximately 16 people attended the meeting. Questions regarding potential commercial uses, increased traffic, potential for an additional school site, water demand, wildlife mitigation, buffer requirements and onsite amenities.

The second neighborhood meeting was held on March 21, 2024, in a hybrid format with the in-person portion held at the Miller Activity Complex. Approximately 19 people attended the meeting. Concerns and questions that were raised by attendees included wildlife mitigation, proposed timelines, on-site amenities, traffic volumes, and HOAs. A number of questions occurred as it related to the Macanta development and associated marketing materials for Macanta.

The third neighborhood meeting was held on August 26, 2024, in a hybrid format with the in-person portion held at the Miller Activity Complex. Approximately 29 people attended the meeting. Concerns and questions that were raised by attendees included information on the impacts to schools, park amenities, Castle Oak Drive connection, wildfire mitigation, and home relocation adjacent to the Macanta development. Comments were provided with concern of prioritizing Douglas County residents over Town residents by relocating a number of homes away from the Macanta development in Douglas County and moving them closer to the Terrain residents in the Town of Castle Rock.

The fourth neighborhood meeting is scheduled for December 4, 2025, in an in-person format at the Cantril School.

External Referrals

External referrals were sent to local service providers, Douglas County agencies, CDOT and jurisdictional partners, such as the Colorado Geological Survey. There are no outstanding external referral comments.

Analysis

This staff analysis takes into account the representations made in the Site Development Plan land use application, technical reports and attachments submitted to date.

SDP Review and Approval Criteria and Analysis 17.38.040

A. Community Vision/Land Use Entitlements.

1. Generally, conforms to the Town's guiding documents that include, but are not limited to, Town Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans and any other guiding document so long as the application of such document does not restrict the project's entitle use(s) and density.
2. Complies with existing Intergovernmental Agreements applicable to the development proposed.
3. Complies with any applicable Zoning Overlay Regulations and, if applicable, Skyline/Ridgeline Regulations.
4. Complies with the approved Planned Development Plan and Zoning Regulations.
5. Conforms to the Town's architectural goals by proposing architectural details that incorporate the use of high-quality materials in a unique and varied design, while eliminating monolithic expanses of walls and rooflines through the use of varying planes and architectural projections to ensure a complete 360-degree architectural design.
6. Complies with all other relevant requirements of the Castle Rock Municipal Code (CRMC).

Analysis: The proposed SDP meets this criterion. It conforms to the Town's Vision and Comprehensive Master Plan in terms of developing housing stock, preserving open space and conserving natural resources. The SDP also complies with Canyons Far South – Planned Development Plan and Zoning Regulations, as detailed in the body of this report. Lastly, through the review of the proposal, staff has confirmed that the SDP meets the standards of the Town's Municipal Code and related technical criterial for development. No intergovernmental agreements or zoning overlays apply to this development.

B. Site Layout.

1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the CRMC.
2. Site design shall be designed to maintain pedestrian and vehicle safety, provide for adequate fire safety, and mitigate impacts upon adjacent properties by ensuring all vehicular, fire and mitigation regulations contained within the CRMC, including technical criteria, have been met.
3. Provides adequate parking, on-site circulation and loading in accordance with Town regulations.
4. Provides appropriate screening and/or enclosure of outdoor storage of merchandise/materials, loading areas, trash receptacles, mechanical units, site utility equipment and building mounted utility hardware.
5. Provides adequate site design to protect major environmental characteristics that would include unique topographic features and significant vegetation where possible.

Analysis: The proposed SDP generally meets this criterion. As discussed earlier, the Interface Regulations do not apply to this SDP. Internal streets are designed to provide safe and efficient pedestrian and vehicle circulation, and emergency vehicle access. The required two spaces per dwelling unit are accounted for. Evergreen and deciduous tree planting throughout the development will line sidewalks and provide additional natural screening. Irrigated turf is restricted in compliance with the Town's Landscape and Irrigation requirements.

C. Circulation and Connectivity.

1. Complies with all CRMC and technical criteria associated with circulation and connectivity.
2. Complies with all Fire regulations associated with land development.
3. Provides for pedestrian and bicycle traffic in a safe and convenient manner.
4. Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space and commercial areas.

Analysis: The proposed SDP meets this criterion. Public Works and Fire staff have reviewed and approved the SDP and supporting documents for compliance with technical criteria and Fire regulations. Roadways, public sidewalks and internal concrete trails will provide for safe and convenient connectivity within and outside of the neighborhood.

D. Services Phasing and Off-site Impact.

1. Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements in a logical and efficient manner.
2. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
3. Existing or proposed stormwater systems can support the development and comply with applicable regulations.
4. Provides adequate consideration for the future extension of streets and utilities to adjacent properties.
5. Identifies and appropriately provides on-site and off-site public improvements to mitigate traffic impacts as required by the CRMC and technical criteria.

Analysis: The proposed SDP meets this criterion. The SDP provides adequate and efficient utility plans for water, stormwater and wastewater and drainage facilities to serve the development. Sufficient water resources to serve the development will be dedicated prior to the approval and recording of the plat associated with this SDP as contemplated with the approved Development Agreement. Trail systems and connections with current development surrounding Canyons Far South are included in the SDP.

E. Open Space, Public Lands and Recreation Amenities.

1. Provides adequate trail systems in terms of internal circulation and appropriate external connections deemed necessary by the Town to achieve connectivity goals.
2. Ensures functional and accessible open space, consistent with the overall open space plan for development and preserves significant natural features.
3. Ensures appropriate buffering, utilizing open space and/or setbacks to lessen any
4. Identified negative impacts.

Analysis: The proposed SDP meets this criterion. The proposed trails system, open space acreage, and preservation of significant natural features, specifically the CCC dams in on the east of the property has been detailed in the body of this report.

Budget Impact

Development of the property will generate review, development impact and use tax fees typical for a residential development.

Findings

All staff review comments and external referral comments have been addressed. Town staff finds that the proposed Site Development Plan for Canyons Far South:

- Conforms to, and advances the objectives of the Town Vision and the Comprehensive Master Plan,
- Meets the requirement of the Castle Rock Municipal Code, Chapter 17.38 – Site Development Plan, and
- Meets the requirements of the Canyons Far South – Planned Development Plan and Zoning Regulations.

Recommendation

Based on the analysis detailed in this staff report and the findings noted above, staff recommends that the Planning Commission recommend approval of the Canyons Far South Site Development Plan to Town Council, as proposed.

Proposed Motion

Option 1: Approval

“I move to recommend approval of the Site Development Plan to Town Council, as proposed.”

Option 2: Approval with Conditions

“I move to recommend approval of the Site Development Plan to Town Council, with the following conditions:” [list conditions]

Option 3: Continue item to next hearing (need more information to make decision)

“I move to continue this item to the Planning Commission meeting on [date], at [time].”

Attachments

- Attachment A: Vicinity Map
- Attachment B: Site Development Plan
- Attachment C: Planned Development Plan and Zoning Regulations Amd 1
- Attachment D: Public Comment