

Pine Canyon Annexation, PD Plan and Zoning, Development Agreement Timeline

Annexation Plat

Total Annexation Area = 539.626 Acres

PD Plan/Zoning Regulations (Mixed Use/Residential/Office/Commercial)

- 1320 dwelling units – SF-D, SF-A, TH, Condos, Apts.
- 40,000 SF of non-residential development east of I-25 and Front Street
- 775,000 SF of non-residential development west of I-25
- 62 acres dedicated Public Open Space [all located west of I-25, Liggett Road and RR] primarily flood zone and Preble's Mouse habitat.
- 133 acres of Private Open Space
- 56.7 acres of Public Land for school or park

Development Agreement

With the exception of a WEP, obligations for transportation, utilities, etc. were never finalized due to unaddressed redlines and comments on the TIA, Drainage and Utility Reports.

Outreach and Neighborhood Meetings [Neighborhoods invited Escavera, The Woodlands, Terrain, Timber Canyon, Pinon Soliel, and Metzler Ranch]

- 1-20-13: Pre-Submittal Neighborhood Meeting - Approximately 100 people attended
- 2-2-13: Meeting with HOA representatives
- 4-11/13-16: Neighborhood Meeting – Approximately 80 people total attended meetings
- 12-7-17: Meeting with Woodlands Master HOA – Approximately 60 people attended
- 2-12-18: Neighborhood Meeting - 75 neighbors attended

Submittal Timeline

- 12-2013: 1st Submittal
- 9-2014: 2nd Submittal
- 5-2015: 3rd Submittal
- 2-2016: 4th Submittal
- 3-2016: 5th Submittal
- 9-2016: 6th Submittal
- 11-2016: 7th Submittal
- 1-2017: 8th Submittal
- 1-2018: 9th Submittal [9th Review Comments sent 2-21-2018. No further submittals received]

Town Council Action

- 8-5-14: Substantial Compliance (Resolution 2014-61)
- 9-16-14: Eligibility Hearing (Resolution 2014-83)