

## **Project Narrative**

Our intent for the Anderson Ranch PUD is to create a unique community that cannot be accomplished through standard zoning. We want to create a place where families may feel safe having their children wander throughout the community. This is done first by creating a trail system that can be accessed by all residents which provides connectivity to the future school and additional public parks. The Anderson Ranch trail system provides over two (2) miles of walkable, 10-foot trails. To complement the trail system, we have designed the interior portion of the project with a rear-loaded product. This allows all of the homes within this area to face the street, which not only provides a better site view but also helps people feel safe while using the trail system. In addition, this design minimizes pedestrian/vehicle interaction. The project's open space amenities total over 10 acres, representing nine (9) percent of the total project area. The PUD will provide flexibility to bring in different lot sizes in the form of townhomes, duplexes, and single-family lots. The Anderson Ranch community is not possible without seeking the benefits and flexibility of the PUD to cluster density, bring multiple product types, and provide amenities to create a development where the community can enjoy the benefit from this diversity.

## **PUD Approval Criteria:**

- 1. The PUD zone document is consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city, or reflects conditions that have changed since the adoption of the comprehensive plan**
  - The zone document is consistent with the comprehensive plan. It is mainly focused on attached and single-family products.
- 2. The PUD zone document is consistent with any previously reviewed PUD concept schematic**
  - Both are consistent with the other.
- 3. The PUD addresses a unique situation, confers a substantial benefit to the city, or incorporates creative site design such that it achieves the purposes set out in [section 21-4370](#) (PUD Zone District) and represents an improvement in quality over what could have been accomplished through strict applications of the otherwise applicable district or development standards. This may include but is not limited to improvements in open space; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; unique architecture or design, or increased choice of living and housing environments; or**
  - As explained in the summary, the Anderson Ranch Development provides substantial benefits to the city that exceed the benefit of a standard zone. Through open space, extensive trail systems, and multiple product types.
- 4. The PUD complies with all applicable city standards not otherwise modified or waived by the city**
  - Yes it does.

- 5. The PUD is integrated and connected with adjacent development through street connections, sidewalks, trails, and similar features**
  - As shown on the concept Anderson Ranch provides not only sidewalks but a trail system that will provide connection throughout the entire community.
- 6. To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties or on the general community**
  - Anderson Ranch as designed is focused on mitigating any adverse impacts on neighboring properties, by buffering with similar uses.
- 7. Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property while maintaining sufficient levels of service to existing development**
  - Not only does the development provide sufficient public safety, and transportation, but it will also benefit existing and surrounding developments providing additional safety to future schools, and parks.
- 8. As applicable, the proposed phasing plan for development of the PUD is rational in terms of available infrastructure, capacity, and financing; and**
  - The proposed phasing plan contemplates existing infrastructure and capacities. Future market conditions will influence the timing of these phases.
- 9. The same development could not be accomplished through the use of other techniques, such as height exceptions, variances, or minor modifications**
  - As stated in the summary, this development cannot be accomplished through a standard zone application.