



# Annexation Zoning Report

## Case #Z-973-21-24

*Planning Commission Date: July 2, 2024*

*Continued Planning Commission Date: August 6, 2024*

*City Council Date: August 19, 2024*

**Continued City Council Date: October 21, 2024**

### **GENERAL INFORMATION**

<b>PROJECT NAME</b>	Anderson Ranch Annexation Zoning
<b>LOCATION</b>	9901 Chambers Road (NW corner of East 98th Avenue and Chambers Road)
<b>SITE SIZE</b>	121 Acres
<b>CURRENT ZONING</b>	Adams County Agricultural-3 (ADCO A-3)
<b>PROPOSED ZONING</b>	Planned Unit Development (PUD)
<b>APPLICANT</b>	Anderson-CRP Trust
<b>OWNER(S)</b>	Anderson-CRP Trust
<b>CASE PLANNER</b>	Nathan Chavez

### **REQUEST**

The request is for annexation zoning for the subject property from Adams County Agricultural-3 (ADCO A-3) to Commerce City Planned Unit Development (PUD). The proposed PUD would allow for a mixture of residential housing types including single-family detached, single-family attached, and townhomes. Also included are private parks, open space, a school site, and public park site.

### **PUD Zoning**

The zoning of a property determines what uses are allowed or not allowed and sets bulk development standards such as setbacks, lot size requirements, and maximum building heights. The City has a variety of straight zoning districts including residential districts, commercial districts, industrial districts. PUD Zoning is a zoning district that allows specific uses and standards that a straight zone district would not allow. The intent of the PUD Zoning is to support a unique development that would not be feasible within a straight zoning district. PUD Zoning is approved by the City Council in the form of an ordinance and “runs with the land” meaning that the zoning for a parcel remains in effect unless it is modified by a subsequent PUD Amendment.

### **BACKGROUND AND CASE HISTORY**

The approximately 121-acre property is currently used for agricultural purposes with one ranch home and accessory structures present on the property. The current ranch home was constructed in 1999, although historical aerials indicate a residence has existed on the site since

at least 1956. On April 5, 2022 a PUD Concept Schematic (Z-973-22) was reviewed by the Planning Commission. No formal decisions are made regarding PUD concept schematics, but the Planning Commission provides the applicant with comments regarding the proposal in order to inform the formal PUD application.

### **July 2, 2024 Planning Commission**

The proposed Annexation Zoning was heard at the [July 2, 2024 Planning Commission](#) hearing. At the public hearing, members of the public expressed concerns including increased traffic, connectivity, increased crime, amount of proposed housing, construction traffic, and pedestrian access across Chambers Road. The Planning Commission voted 4-0 to continue the Annexation Zoning to the August 6, 2024 Planning Commission. The Planning Commission requested that the applicant address roadway capacity, relationship between street design and crime, and how Anderson Ranch and Harvest Meadows are coordinated. The applicant submitted a supplemental memo titled *Applicant Planning Commission Concerns Response*, outlining how these comments have been addressed.

### **August 6, 2024 Planning Commission**

During the hearing, two members of public expressed concerns including the buildout of East 102<sup>nd</sup> Avenue, proposed density, number of households, construction traffic, and lack of grocery stores. The Planning Commission asked Staff the following questions: 1) for the approximate projected number of residents at full buildout of the community, 2) if this property is priority infill within the Comprehensive Plan, 3) the difference between a metro district and the NIGID, 4) if senior housing or affordable housing is required or proposed, 5) the future alignment and buildout of East 102<sup>nd</sup> Avenue, and 6) if the proposed school site is too close to the Reunion school site to the west. Planning Commission voted 3-0 to provide a recommendation of approval to City Council.

## **ADDITIONAL INFORMATION**

Applications for a proposed Annexation (AN-268-24) and Northern Infrastructure General Improvement District (NIGID23-0001) inclusion are currently under review for this site. Both cases are heard and decided on by City Council and the NIGID Board respectively.

## **COMPREHENSIVE PLAN (CP) CONSISTENCY**

### **2010 C3 Vision Comprehensive Plan**

The subject property is designated on the Comprehensive Plan [Future Land Use Map](#) as Residential – Medium and Public/State. The Residential – Medium designation has related zoning of R-1 (Single-Family Detached Residential District), R-2 (Single-Family Attached Residential District), and PUD. Proposed is a PUD which allows for residential uses including a potential mixture of single-family detached, single-family attached, and townhomes. The Residential – Medium designation lists dwelling units per acre (DU/AC) at a minimum of four and up to eight. The proposed PUD meets the intent of the Comprehensive Plan by being within the range of the Residential – Medium designation density. The Public/State designation lists related zoning as Public. While no Public zoning districts are proposed with the PUD, dedication of a public park and school site to the 27J school district are proposed.

Proposed are two residential use types; RMD (Single-Family Detached Residential District) and RMDA (Single-Family Detached and Attached Residential District). RMD, which includes Planning Areas A, C, and F, allows for only single-family detached dwellings with a density of four to eight DU/AC. RMDA, which is only found within Planning Area B, allows for single-family detached, single-family attached, and townhomes. The proposed density in the RMDA area is between six to sixteen DU/AC, a density that is higher than the Residential – Medium designation plan.

This application meets numerous [Land Use and Growth policies](#) within the Comprehensive Plan including LU 1.1—Growth and Future Land Use Plan Consistency, LU 2.2—New Development Contiguous, Tiered, LU 2.3—Development Paced with Utilities, LU 3.2—Traditional Mix of Uses in Neighborhoods, LU 3.3—Compatible Uses in all Neighborhoods, and LU 3.4—Neighborhood Village Concept. The proposed development is consistent with the planned residential of the Future Land Use Plan. The proposed development is also consistent with the Comprehensive Plan’s tiered expansion policy and is logical in that utilities are already present in the area serving other neighborhoods. Lastly, the proposed zoning would allow for development which is compatible with the surrounding development and create a neighborhood with a mixture of residential and public uses, including a future school and public park site, all of which are a part of the neighborhood village concept.

Furthermore, this case is supported by policy T 2.2 ([Modified Grid Street Network](#)) and T 2.3 (Relieve Traffic and Improve Safety). The applicant’s development includes numerous connections through the development of the approximately 121-acre site, thereby expanding the grid system and relieving traffic through increase connectivity.

### **2045 Comprehensive Plan**

While the 2045 Comprehensive Plan is not effective until November 1st, Staff included analysis of the 2045 Comprehensive Plan within the provided Staff Report, due to the transition between the old and new plans.

### **Character Areas**

The Annexation Zoning meets the following Character Areas (Land Use) goals and objectives.

- Goal 1: Strive for a balanced mix of land uses across the City as represented in the Character Areas Plan and map.
- Goal 2.1: Ensure future growth is consistent with the Character Areas Plan and map.
- Goal 2.2: Recognize that Commerce City’s population will continue to increase and positively foster the City’s continued growth.
- Goal 4: Utilize the land development code standards to improve the City’s overall urban design, quality of life, and connectivity through strong regulations.
- Goal 8: Improve the overall image and appearance of the City of Commerce City.

The subject property is located with the Northern Neighborhoods character area in which single-family attached, single-family detached, townhomes, and parks and open space are listed as

primary land uses. The proposed PUD allows for all four land uses which is in compliance with the Character Area land uses.

### **Housing and Neighborhoods**

The Annexation Zoning meets the following Housing and Neighborhoods goals, objectives, and core principles.

- Goal 1: Promote a full range of housing options for residents of all ages, incomes, physical abilities, and lifestyles.
- Goal 1.1: Support greater housing choices and neighborhood amenities for all City residents.
- Goal 1.2: Promote a variety of housing types to increase affordable housing options.
- Goal 1.7: Increase the range of “missing middle” housing options with multiple units compatible in scale and form with detached single-family homes and located in a walkable neighborhood.
- Goal 4: Build new neighborhoods with diverse housing, strong design, and ample open space and amenities that are welcoming to all.
- Goal 4.3: Continue to utilize the new “Neighborhood Village Concept” to locate parks and school sites in each new neighborhood development.
- Goal 6: Support walkable neighborhoods with access to day-to-day amenities, such as open space and recreational activities.
- Core Principle: Welcoming and Equitable City: Welcoming and equitable housing is accessible to all, regardless of background, income, race, or ethnicity. Embracing diverse and equitable neighborhoods encourages social cohesion, reduces disparities, and empowers a stronger sense of community.
- Core Principle: Economically Thriving City: Providing individuals and families with affordable and stable housing is a necessity to their pursuits in education, job opportunities, and socio-economic mobility; these all funnel into the development of businesses and the local economy.
- Core Principle: Environmentally Thriving City: Environmentally thriving housing and neighborhoods include integrating green spaces in new developments and promoting sustainable transportation (bike and pedestrian options) throughout the City’s neighborhoods.

The proposed Annexation Zoning allows the agricultural property to develop as a residential neighborhood in which there are increases in housing options, as well as, neighborhood and public amenities such a private park; multi-use-path; future public park; and future school site, and additional connectivity for pedestrians and vehicular traffic. In addition, the property is classified as Greenfield Development within the Residential Areas Framework map. Greenfield Development calls for high quality buildings and site design standards, as well as, future connections to existing neighborhoods.

The proposed PUD also facilitates in the creation of a neighborhood village principle, where one may access amenities within a 15-minute walk. This is not only for the future Anderson Ranch

residents, but also the existing residents of Harvest Meadows and Foxtan Village. Lastly, the Mix of Housing section within the Chapter also recommends consideration of accommodating missing middle housing such as the proposed duplex product, and locating lower density housing near existing single-family detached neighborhoods for appropriate transitions.

### **Parks, Open Space, and Natural Environment**

Staff has found that the proposed annexation zoning meets Goal 2.2: Design and site neighborhood parks to occupy central locations and function as focal points rec recreational and community services and Goal 3.3: Encourage additional community gathering events, spaces, celebrations, and annual traditions. Per the 2010 C3 Vision Comprehensive Plan, part of the subject site included a future park site. Through review and negotiation with the applicants and Parks, Recreation and Golf Department, the applicant has agreed to dedicate 2.64 acres of land for use of a future park site. This park space will abut existing PRG land to the west and eventually form a larger park space. This larger park creates a central public park that will sit between three subdivisions; existing Foxtan Village and future Anderson Ranch and Reunion Ridge neighborhoods.

### **Public Facilities and Infrastructure**

Through the Development Review Team referral process, Staff has found the proposed annexation zoning to meets Goal 1: Support and collaborate with the City's school districts. In conjunction with the Annexation (AN-268-24) application, a 10.09-acre planning area only allows for a future school site.

## **PROJECT ANALYSIS**

### **Site Overview**

The requested annexation zoning is for approximately 121 acres, located at 9901 Chambers Road (NW corner of East 98th Avenue and Chambers Road). The existing ranch home and accessory structures will be demolished before the site is developed. The site is bordered by Harvest Meadows subdivision to the northeast, Foxtan Village subdivision to the west, and future residential development to the west and south. Across Chambers Road to the east is the Fronterra Village subdivision and to the north are three agriculturally zoned parcels utilized as ranch style homes.

The proposed PUD has ten Planning Areas. Four of the Planning Areas are solely meant for two residential use types; RMD (Single-Family Detached Residential District) and RMDA (Single-Family Detached and Attached Residential District). RMD, which includes Planning Areas A, C, and F, totaling 74.47, acres allow for only single-family detached dwellings. RMDA, which is only found within Planning Area B (19.16 acres), allows for single-family detached, single-family attached, and townhomes. While the PUD allows for a mix of housing types, it is possible that the entire residential portion of the site may be developed as single-family detached.

Planning area E is 3.37 acres and will be dedicated as public park space to Commerce City. This planning area is connected to a 10.09-acre school site for the 27J school district, which will be dedicated and is illustrated in planning area G. The remaining planning areas, D, H, I, and J, are for private parks and open space, totaling 13.85 acres. The school is anticipated to be an elementary school.

### **Road Network Impacts**

The subject property is located in an interesting area in that, it is surrounded by developed neighborhoods with a mixture of completed and half-built roads, vacant land, and a mixture of constructed multi-modal arterials and collectors. Chambers Road, Sable Boulevard, East 102nd Avenue, and East 100th Avenue all currently provide access to the property. The proposed development includes buildout of existing half-built roads, east-west connections between Chambers and Sable Boulevard, and various local roadways within the development. As proposed, the construction of roadways will provide greater connectivity in this area of the City and provide additional access to drivers and pedestrians.

As a part of the annexation agreement for the site, the applicants are responsible for the design and construction of East 102nd Avenue adjacent to the north boundary of their property, the eastern half of Sable Boulevard from East 98th Avenue to East 99th Avenue, and the northern half of East 98th Avenue from Chambers Road to Sable Boulevard. In addition, cash contributions for future traffic signals at the intersections of East 104th Avenue and Sable Boulevard and East 100th Avenue and Chambers Road are required.

Other planned roadways not specifically detailed within the Annexation Agreement may be found within sheet 3 of the proposed PUD Zone Document. While the majority of the local roadways will be laid out during the Final Plat process, the larger roadway locations are present. Per the City's [Roadway Classification Plan](#), East 100th Avenue and East 102nd Avenue are Minor/Residential Collectors. Construction of these two roadways is in compliance with the Comprehensive Plan and Master Transportation Plan.

### **Neighborhood Meeting**

The applicants conducted a neighborhood meeting on March 15, 2023 at Stuart Middle School. Approximately eight residents were in attendance to ask questions and provide comments about the annexation zoning request. Questions from the public were related to the maximum height of the homes and the timeframe of development. Concerns expressed included increased traffic, blocking mountain views from Chambers Road, not enough commercial in the area, multi-family as an undesirable adjacent use, the width of Chambers Road, and deteriorating conditions of nearby roads during construction. The applicant has indicated that the homes will be no taller than 35-ft. in height and increased number of rooftops will entice more business for the area. Any traffic concerns will be mitigated through impact fees and right-of-way dedication.

### **Overall Analysis**

The proposed annexation zoning has been reviewed by the Development Review Team, including Planning; Public Works; Development Review Engineering; Parks; 27J School District; Economic Development; South Adams County Fire Department; Xcel Energy; and South Adams County Water and Sanitation District. There were no comments from referral agencies in opposition to the proposed annexation zoning. A preliminary traffic and drainage report have been reviewed by the Development Review Team (DRT). The DRT has found that there are no adverse impacts to traffic and drainage is adequately accommodated.

## **ZONING OF NEWLY ANNEXED LAND APPROVAL CRITERIA**

A decision for this case must be based on the following criteria from Sec. 21-3350(2) of the Land Development Code (LDC). After passage on first reading of an ordinance annexing property to the City, the subject property shall be given the zoning classification:

**(a): Most compatible with the City's comprehensive plan designation of the property;**

The 2010 Vision C3 Comprehensive Plan Future Land Use Plan designates the property as Residential-Medium and Public/State. The Residential – Medium designation lists related zoning of R-1, R-2, and PUD and primary uses of single-family detached residences, single-family attached, and some townhomes, and patio homes, and secondary uses including schools and open space. The Public/State designation lists related zoning of Public and primary uses including parks and schools. Proposed is a primarily residential PUD, which allows for a potential mixture of housing types including single-family detached, single-family attached, and townhomes; and secondary uses including a school, open space, and a public park. The Comprehensive Plan further states: the Residential – Medium “category allows a wider range of residential types and is appropriate near commercial and activity centers where characteristics are suburban to urban neighborhoods at moderate density. Generally, neighborhoods are accessed by collector streets that connect to arterial streets and should be transit-supportive.” Lastly, the proposal meets the intent of the Future Land Use Plan Residential – Medium designation density and the maximum density will not exceed the maximum allowed for the PUD.

Within the 2045 Comprehensive Plan, the subject property is located with the Northern Neighborhoods character area in which single-family attached, single-family detached, townhomes, and parks and open space are listed as primary land uses. The proposed PUD allows for all four land uses. *Therefore, it can be found that this application meets Criteria (a).*

**(b): Most comparable to the County zoning classification existing on the subject property at the time of acceptance by the City of the annexation petition for the subject property; or**

*Not applicable*

**(c): Most comparable to the present use(s) of the property.**

*Not applicable*

## **PUD ZONE DOCUMENT APPROVAL CRITERIA**

A decision for this case must be based on the following approval criteria for PUD Zoning from Sec. 21-3251(3) of the Land Development Code. An application may be approved if:

**Criteria (a): 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 proposed PUD Zone Document meets the land use the intent of the 2010 Vision C3 Comprehensive Plan because the proposed uses are residential and public in nature. In addition, the proposed zoning offers the potential for a variety of medium density housing, which is specifically stated as a characteristic of the Residential – Medium Future Land Use Plan designation. However, there is the opportunity for the site to be developed as entirely single-family detached. In addition, there are concerns from Staff regarding the proposed density of between six to sixteen DU/AC for planning area B, a density that is higher than the Residential – Medium designation. Because the density is considered as a whole, the proposed DU/AC for all of the PUD meets the intent of the of the Residential – Medium designation. Similarly, the proposed PUD meets the land use intent of the 2045 Comprehensive Plan because the proposed uses are residential and public in nature. *Therefore, it can be found that this application meets Criteria (a).*

**Criteria (b): The PUD zone document is consistent with any previously reviewed PUD concept schematic;**

The proposed PUD Zone Document is consistent with the previously reviewed PUD concept schematic (Z-973-21). *Therefore, it can be found that this application meets Criteria (b).*

**Criteria (c): The PUD:**

**Criteria (i): 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**

Through the proposed PUD, the applicant is offering the City private parks and open space which exceeds the LDC minimum, greater density, and the possibility of variety of housing types within the area. The LDC requires a minimum of 3% of land to be used for private park space for residential subdivisions. Approximately 18.67% (13.85 acres) of the usable land shall be developed as a private park, trails, and open space. A part of the 13.85 acres contains two miles of 10-ft. wide trails along the internal spine of the development. The Residential – Medium designation states that the designation allows for “a wider range of residential types” including “single-family detached residences, single-family attached, and some townhomes.” A greater density is needed for the potential Planning Area B townhomes and single-family attached products. *Therefore, it can be found that this application meets Criteria (i).*

**Criteria (ii): The PUD is required to avoid completely prohibiting a legal, permitted business use within the city;**



*Not applicable*

**Criteria (d): The PUD complies with all applicable City standards not otherwise modified or waived by the City;**

The proposed PUD has been reviewed by the Development Review Team and meets all applicable City standards. *Therefore, it can be found that this application meets Criteria (d).*

**Criteria (e): The PUD is integrated and connected with adjacent development through street connections, sidewalks, trails, and similar features;**

The proposed PUD includes roadways, trails, and sidewalks which will better connect this area of Commerce City. Specifically, additional east-west roadway connections including East 100<sup>th</sup> Avenue, East 98<sup>th</sup> Avenue, East 99<sup>th</sup> Avenue, and East 102<sup>nd</sup> Avenue will be provided. Sable Boulevard, a north-south Minor/Residential Collector per the Master Transportation Plan, will also be partially constructed. Sidewalks will be included throughout the site for pedestrian use and one of the main features of the site is a 10-foot multi-use path which will run along the internal spine of the site. *Therefore, it can be found that this application meets Criteria (e).*

**Criteria (f): To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties or on the general community;**

The applicant has worked extensively with the Development Review Team agencies to address any comments and concerns that would pose significant adverse impacts to adjacent properties and the general community. This includes revisions to the traffic and drainage reports and shifting the school dedication site to the north closer to the park site. The applicant has also agreed to cash contributions for future traffic signals at the intersections of East 104<sup>th</sup> Avenue and Sable Boulevard and East 100<sup>th</sup> Avenue and Chambers Road, thereby assisting with future mitigation of traffic concerns. Lastly, members of the public expressed concerns regarding the types of residential units that would be adjacent to existing single-family detached homes. The PUD, outlines similar single-family detached homes adjacent to the existing subdivision and townhomes and duplexes within the interior of the development. *Therefore, it can be found that this application meets Criteria (f).*

**Criteria (g): 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;**

The property will need to be included into the South Adams County Water Sanitation District and the Northern Infrastructure General Improvement District. Commerce City Public Works, South Adams County Water Sanitation District, and South Adams County Fire Department were included in the review for this zoning request and have no outstanding comments or concerns. *Therefore, it can be found that this application meets Criteria (g).*

**Criteria (h):** As applicable, the proposed phasing plan for development of the PUD is rational in terms of available infrastructure, capacity, and financing; and

Phasing will be addressed at the PUD Development Permit and Final Plat stages. *Therefore, it can be found that this application meets Criteria (h).*

**Criteria (i):** The same development could not be accomplished through the use of other techniques, such as height exceptions, variances, or minor modifications.

The proposed development can only be accomplished through a PUD. The applicant is seeking greater density and greater mixture of land uses than current straight zoning such as R-2 (Single-Family Attached Residential District) and R-3 (Multi-Family Residential District) would allow for. *Therefore, it can be found that this application meets Criteria (i).*

### **CONSIDERATIONS FOR DISCUSSION**

1. Annexation zoning allows the site to develop as a residential neighborhood, compatible with the Comprehensive Plan and surrounding uses.
2. The proposed PUD includes 10.09 acres for a school site within the 27J School District.
3. The proposed PUD includes 3.37 acres for a public park site.
4. Development of the property will create roadway connections between Chambers Road and Sable Boulevard, as well as greater overall connectivity for vehicular users and pedestrians in this area.
5. The proposed PUD includes over 18% of private parks, open space, and trails which exceeds the 3% requirement of the LDC.
6. The gross density meets the intent of the Residential – Medium designation.
7. The entire site may be developed as single-family detached.
8. No architectural design standards are proposed, and the PUD Zone Document defers to the Land Development Code.

### **POTENTIAL MOTIONS**

1. Approval
  - a. Planning Commission
    - i. I move that the Planning Commission enter a finding that the requested **Planned Unit Development (PUD) Zoning** for the property located at **9901 Chambers Road** contained in case **Z-973-21-24** meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the **PUD Zoning**.
  - b. City Council
    - i. I move that the City Council enter a finding that the requested **Planned Unit Development (PUD) Zoning** for the property located at **9901 Chambers Road** contained in case **Z-973-21-24** meets the criteria of the Land Development Code and based upon such finding, approve the **PUD Zoning**.
2. Denial
  - a. Planning Commission

- i. I move that the Planning Commission enter a finding that the requested **Planned Unit Development (PUD) Zoning** for the property located at **9901 Chambers Road** contained in case **Z-973-21-24** fails to meet the criteria of the Land Development Code and based upon such finding, recommend that the City Council deny the **PUD Zoning**.
  - b. City Council
    - i. I move that the City Council enter a finding that the requested **Planned Unit Development (PUD) Zoning** for the property located at **9901 Chambers Road** contained in case **Z-973-21-24** fails to meet the criteria of the Land Development Code and based upon such finding, deny the **PUD Zoning**.
- 3. Continuance
  - a. Planning Commission
    - i. I move that the Planning Commission continue the public hearing of the requested **Planned Unit Development (PUD) Zoning** for the property located at **9901 Chambers Road** contained in case **Z-973-21-24** to:
      - 1. The next regularly scheduled Planning Commission hearing; or
      - 2. A date certain.
  - b. City Council
    - i. I move that the City Council continue the public hearing of the requested **Planned Unit Development (PUD) Zoning** for the property located at **9901 Chambers Road** contained in case **Z-973-21-24** to:
      - 1. The next regularly scheduled City Council hearing; or
      - 2. A date certain.

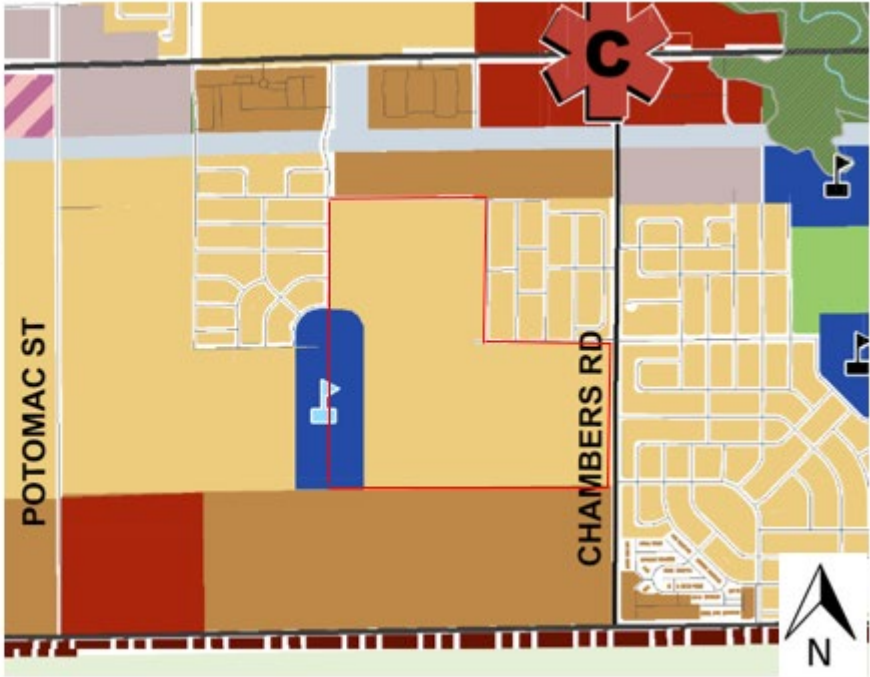
# Zoning Map



# Future Land Use Plan

## Future Land Use

- Residential - Low
- Residential - Medium
- Residential - High
- Mixed-Use - E-470
- Mixed-Use (Corridor and Commercial)
- Commercial
- Office / Flex
- DIA Technology
- Industrial / Distribution
- General Industrial
- DIA Reserve
- Utility
- Public/State
- Park
- Open Space



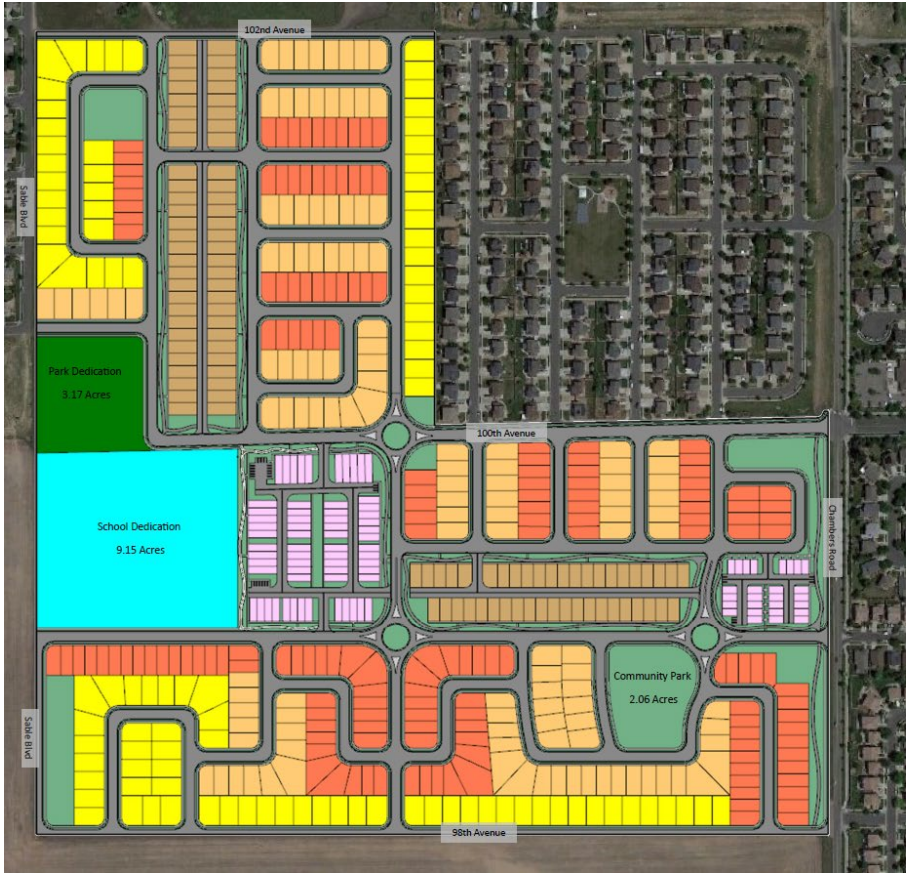
# Aerial Map



Aerial taken April 9, 2024

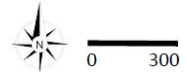
# Conceptual Plan based on Proposed PUD

## Anderson Ranch Land Use Concept



Color	Land Use	Acres	Units
	Townhomes SF Unit	7.33	90
	Rear Drive 40' x 80' SF Lot	11.16	99
	40' x 100' SF Lot	17.77	168
	50' x 100' SF Lot	16.50	127
	60' x 100' SF Lot	14.83	97
	Community Trail	3.50	
	Regional Trail	1.44	
	Community Park	2.06	
	Entry Feature	0.44	
	Detention	2.49	
	Regional Park	3.17	
	Elementary School Site	9.15	
	Public ROW	31.11	
<b>Totals</b>		<b>120.94</b>	<b>581.00</b>

Anderson Development  
9710 South 700 East Suite 205  
Sandy, UT 84070



## Site Photos



**View from the southwest corner of East 100<sup>th</sup> Avenue and Chambers Road. (Taken June 12, 2024)**



**View from Chambers Road facing west toward the existing ranch home (Taken June 12, 2024)**



## Site Photos (continued)



View from Sable Boulevard facing east (Taken June 12, 2024)