



PUBLIC HEARING

**MAJOR AMENDMENT TO
A PLANNED DEVELOPMENT (PD) DISTRICT**

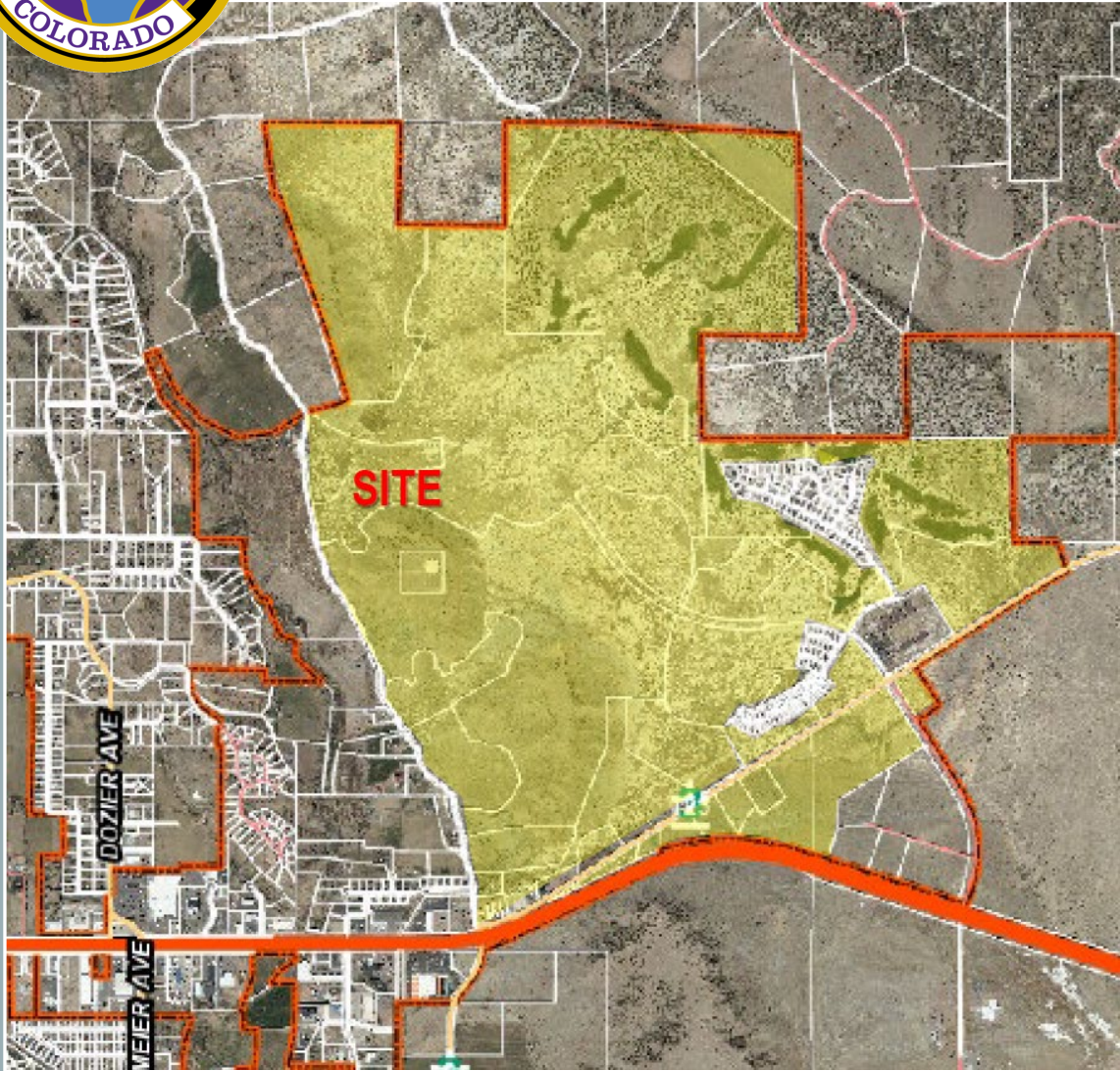
**FOUR MILE RANCH PD
ORDINANCE 1, SERIES OF 2025**

City Council Regular Meeting

03 MARCH 2024



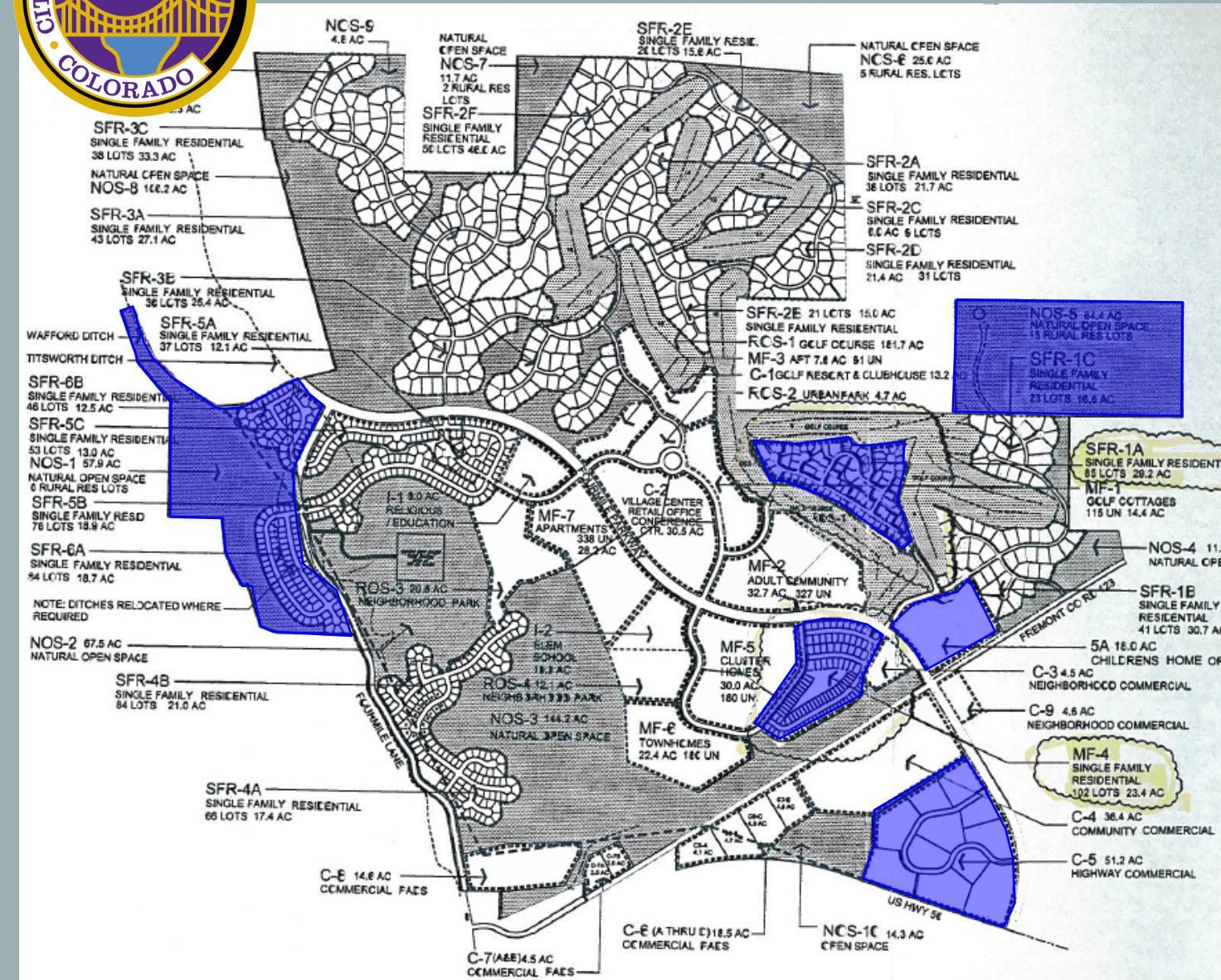
CONTEXT



- The property that is the subject of this request is located at the east end of Cañon City, bordered by Fourmile Lane on the west and US Highway 50 on the south.
- It comprises approx. 1,563 acres, making it the largest Planned Development (PD) District in Cañon City.
- Originally annexed in 1993, the property was zoned with a "PUD" (Planned Unit Development.) This is a type of overlay upon a standard Euclidean Zone district which allows certain uses, height/bulk standards and lot configurations of the underlying Code-defined zoning to be modified.
- In 2003, the property was zoned to a PDD (Planned Development District) This is a true form of customized zoning that does not rely on code-defined zone district to specify use types, permitted uses and other traditional zoning regulations.



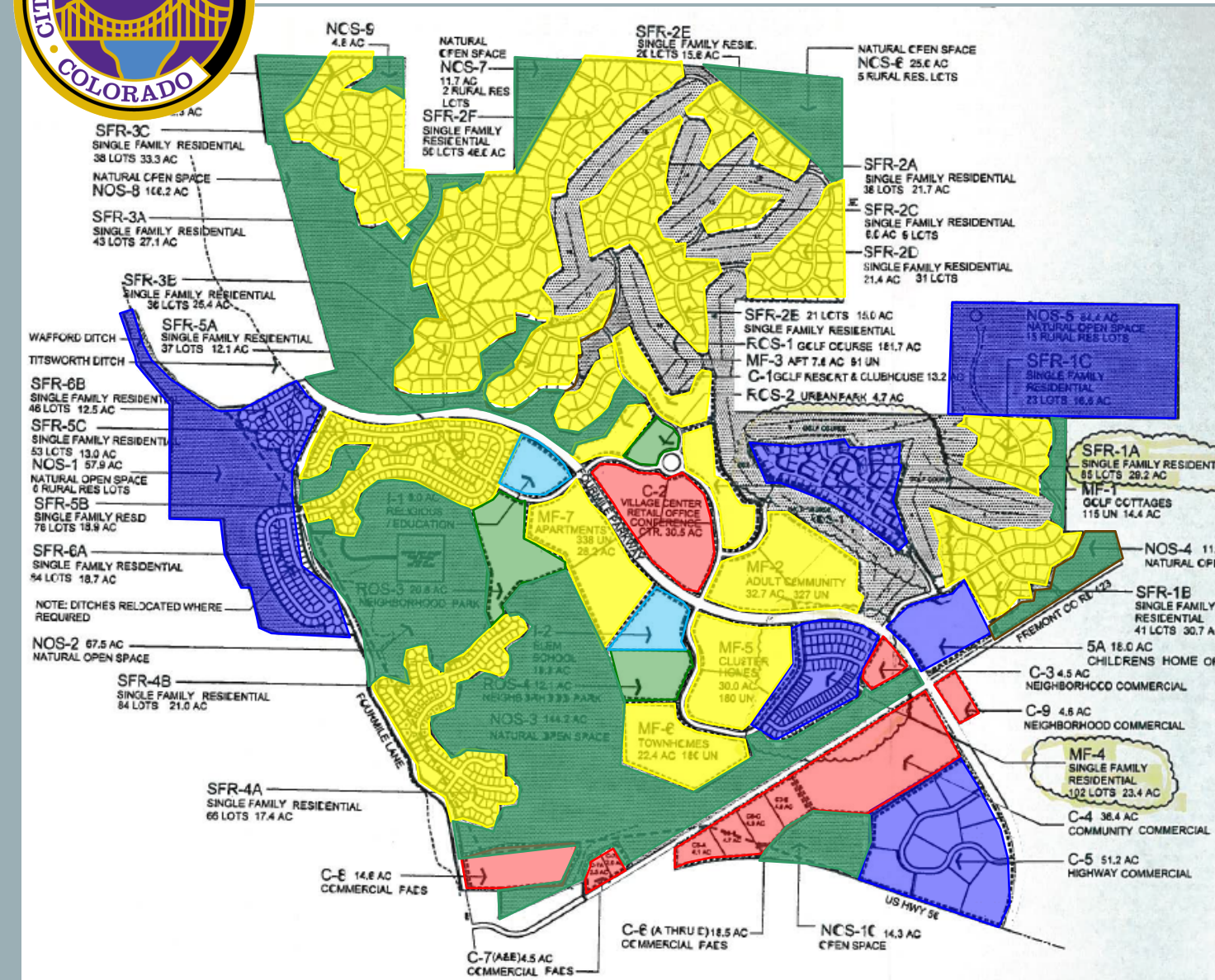
HISTORY



- Since the current PD was established, a few changes have occurred to the original plan. First, two residential neighborhoods were constructed in the mid-2000s. One in the MF-4 land use area, and one in the SFR-1A area. Also built in the 2000s was an 18-hole golf course that is still in use.
- Around 2009, a parcel that had been designated with a multifamily zoning was developed as the Southern Peaks Treatment Facility for teens.
- In 2020, a 76-acre portion of the PDD west of Fourmile Lane was sold off and zoned R-2, taking it out of the overall PDD. That same year, an 84-acre parcel in the northeast corner of the PDD was sold off and built with a single-family home.
- And in 2022, a 45-acre parcel at the corner of US Highway 50 and Four Mile Parkway was developed into a five lot commercial subdivision.
- As a result, none of these parcels are part of the PD Amendment Request.



CURRENT ZONING

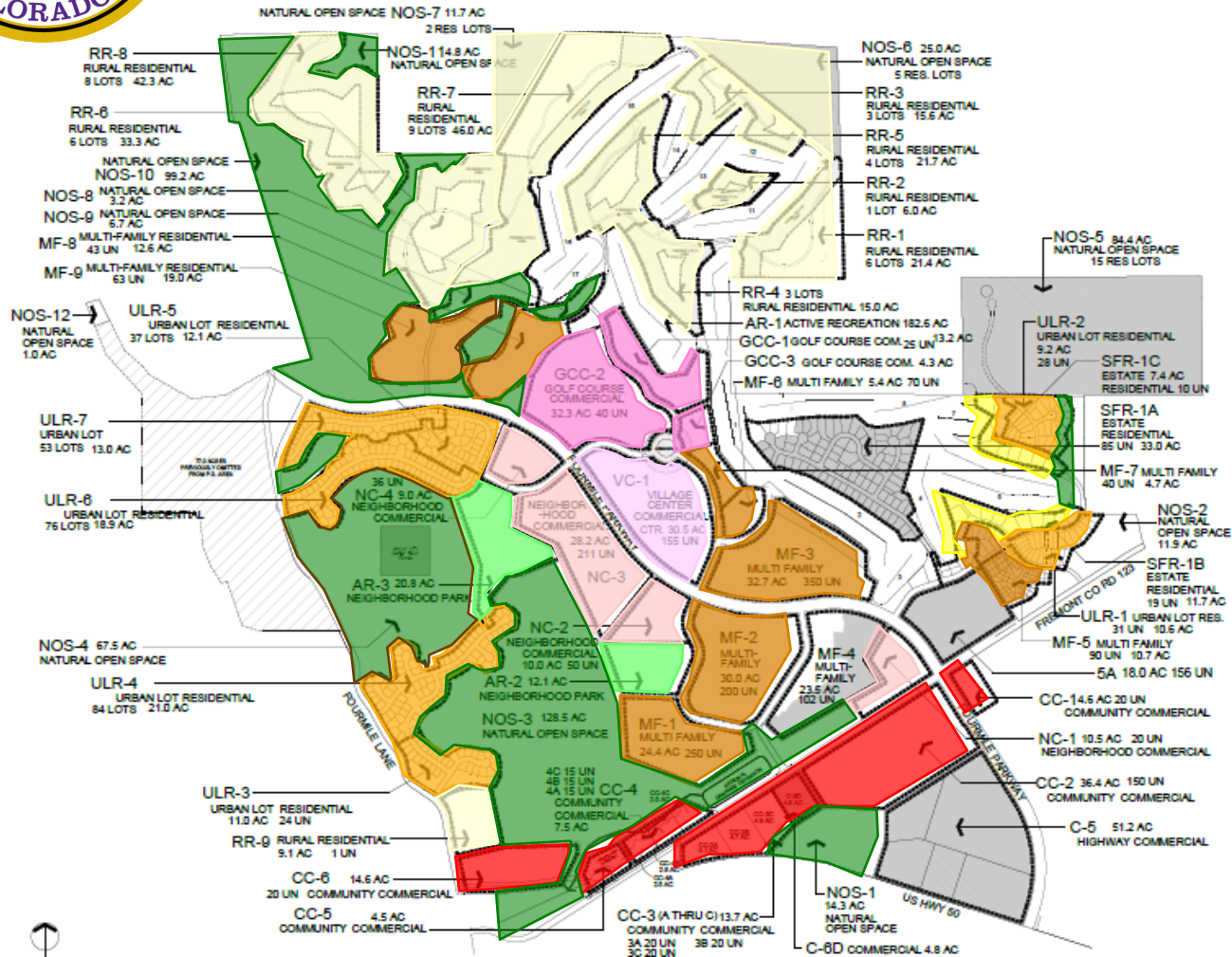


- The existing PD allows for three types of residential density across 28 internal land use areas. These range from “Estate Lot Residential” at an average density of 0.73 du/ac to “Multifamily Residential” at an average density of 8.81 du/ac.
- The plan also allows for commercial uses across 13 internal land use areas. The commercial total area is 178.5 acres, but it should be noted that although the commercial area is intended to be “tailored” to be specific in purpose at each location, the Development Guide only poses one set of use standards and height/bulk limitations.
- Also included are six areas for either active park space of public dedications (schools or other public function.) This active use recreation includes the golf course.
- Finally, 527.9 acres of Natural Open Space is shown on the plan. Some of these NOS areas allow for residential development.



PROPOSED ZONING

FOUR MILE RANCH PLANNED DEVELOPMENT PLAN



- Under the proposed Development Plan, there are four residential types: Rural Residential, Estate Residential, Urban Lot Residential and Multifamily. The total number of approved dwelling units remains unchanged, but the addition of a fourth residential category means overall densities in each category are reduced compared to the 2003 Plan.
- There are also four types of commercial land use areas: Community Commercial, Neighborhood Commercial, Village Commercial and Golf Course Resort Commercial. Under the Development Guide, each area has a unique list of uses and height/bulk regulations.
- This proposal retains both the Active Use Park and Natural Open Space designations. In this proposal, NOS areas do not allow residential use.
- This proposal concentrates higher residential densities toward the middle, and lowers densities as it moves away from the center. The most intense commercial uses fall along CO Rd 123, commercial intensity scaled back to coexist with neighborhoods toward the center.



EVALUATION

FOUR MILE RANCH PLANNED DEVELOPMENT



- Zoning (in this case, Major Amendment to a Planned Development District) is the beginning of the development process. Four Mile Ranch will still be required to proceed through subdivision filings for each internal land use area, and site plans for all non-residential districts. The land use process does not end here.
- Additionally, both Public Works and the Fremont Sanitation District have some questions the applicant has not yet answered. Those need to be answered before any next steps in the development process can commence. Two of these items have been contemplated as conditions of approval on this PD Amendment request.
- Planning Commission conducted a hearing on this application January 9, 2025, and noted some modifications to be made to the Development Guide and Plan. These modifications have been made in the interval between Planning Commission and Council.



RECOMMENDATION

PUBLIC NOTICE:

- Per the Notice requirements for Text Amendments to Title 17, as specified in Table 17.10.030(C)(3)(d), this hearing has been advertised with a published notice on the City's Website for at least 15 days prior to the City Council hearing.
- Staff and the Applicant have also remained in regular contact with members of the public who have expressed interest in this project.

RECOMMENDATION:

- Staff and the Planning Commission recommend City Council approve this Major PD Amendment to Four Mile Ranch Planned Development with the adoption of Ordinance 1, Series of 2025 on first reading. It is also recommended that the approval be contingent upon the two remaining conditions being satisfied prior the City accepting any subdivision application for property within Four Mile Ranch.

