



# PUBLIC HEARING

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

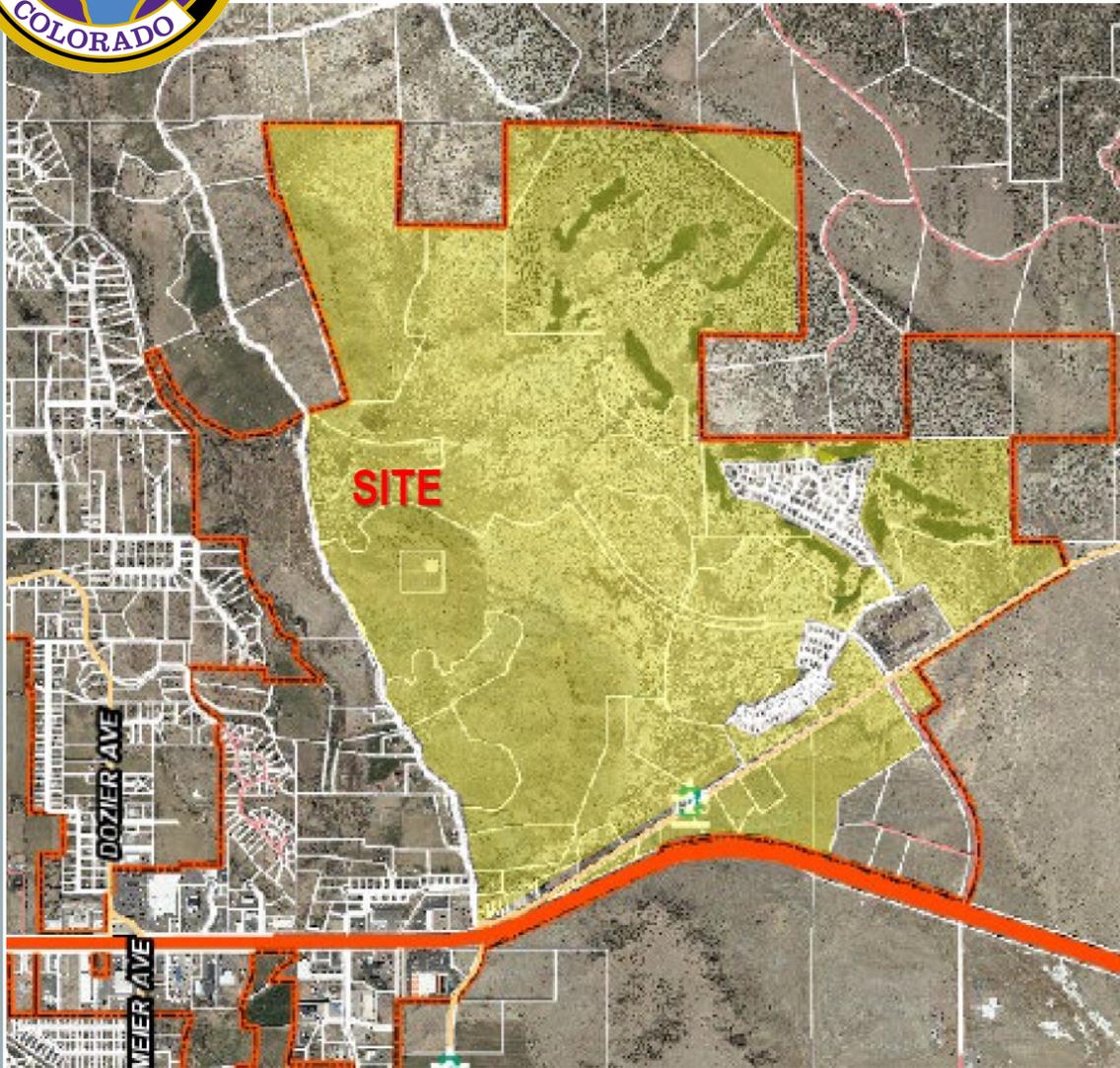
**FOUR MILE RANCH PD  
ORDINANCE 1, SERIES OF 2025**

**City Council Regular Meeting**

**03 MARCH 2024**



# CONTEXT

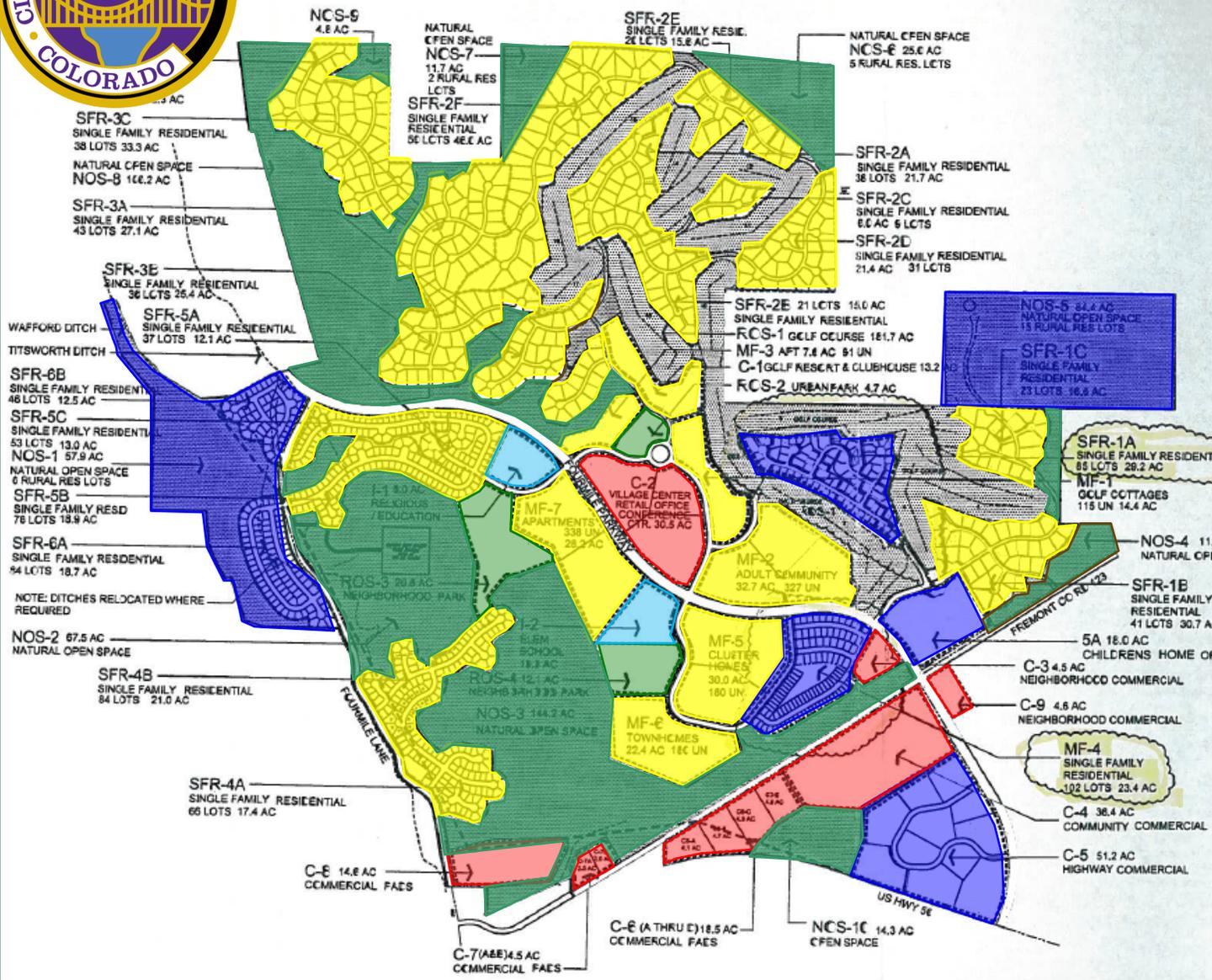


- The property that is the subject of this request is located at the east end of Cañon City, bordered by Fourmile Lane on the west and US Highway 50 on the south.
- It comprises approx. 1,563 acres, making it the largest Planned Development (PD) District in Cañon City.
- Originally annexed in 1993, the 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.





# CURRENT ZONING

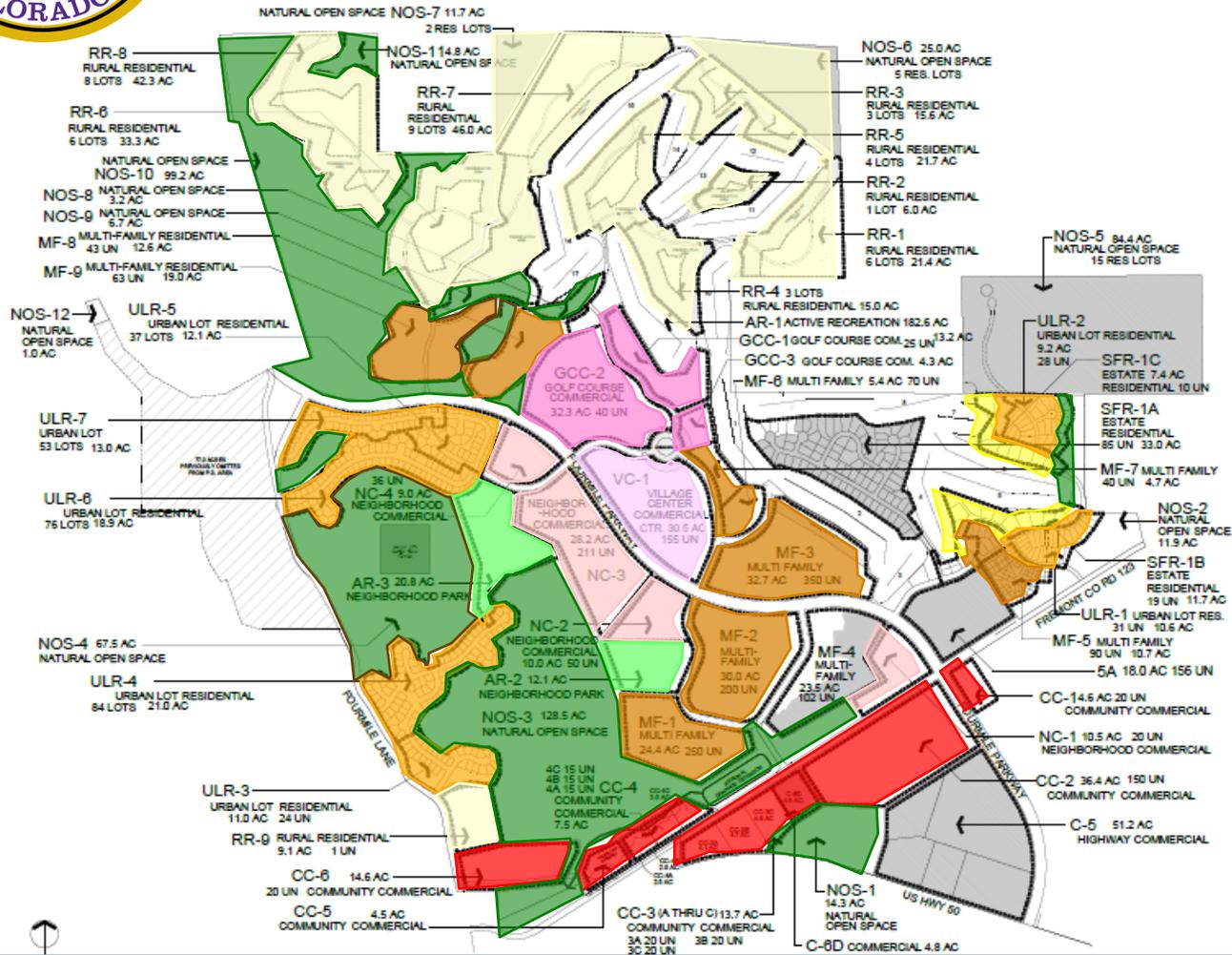


- The existing PD allows for three types of residential density across 28 internal land use areas. These range from “Estate Lot Residential” at an average density of 0.73 du/ac to “Multifamily Residential” at an average density of 8.81 du/ac.
- The plan also allows for commercial uses across 13 internal 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

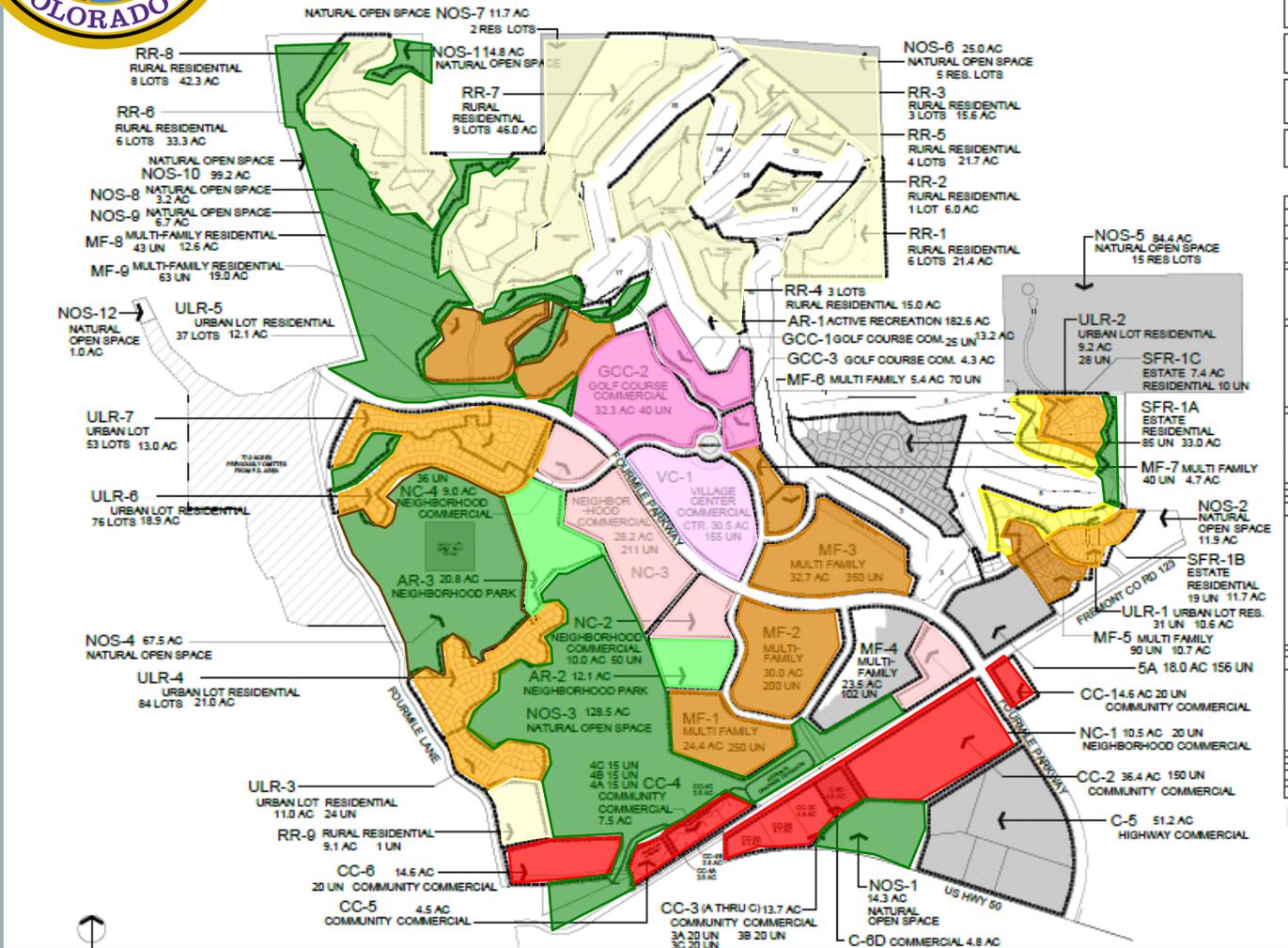


- Under the proposed Development Plan, there are four residential types: Rural Residential, Estate Residential, Urban Lot Residential and Multifamily. The total number of approved dwelling units remains unchanged, but the addition of a fourth residential category means overall densities in each category 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 PLAN



- Planned Development Districts are evaluated against a set of 8 criteria defined in §17.08.040 of the UDC. Those criteria include:

- A. Comprehensive plan alignment.
- B. Placemaking.
- C. Integrated design with identifiable centers and edges.
- D. Public welfare.
- E. Compatibility with adjacent land uses.
- F. Impact on public facilities and resources.
- G. Archaeological, historical or cultural impact..
- H. Drives, parking and circulation.

The staff report summarizes findings on each of these criteria, showing that the proposed Planned Development Plan and Guide meet these criteria.





# 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.

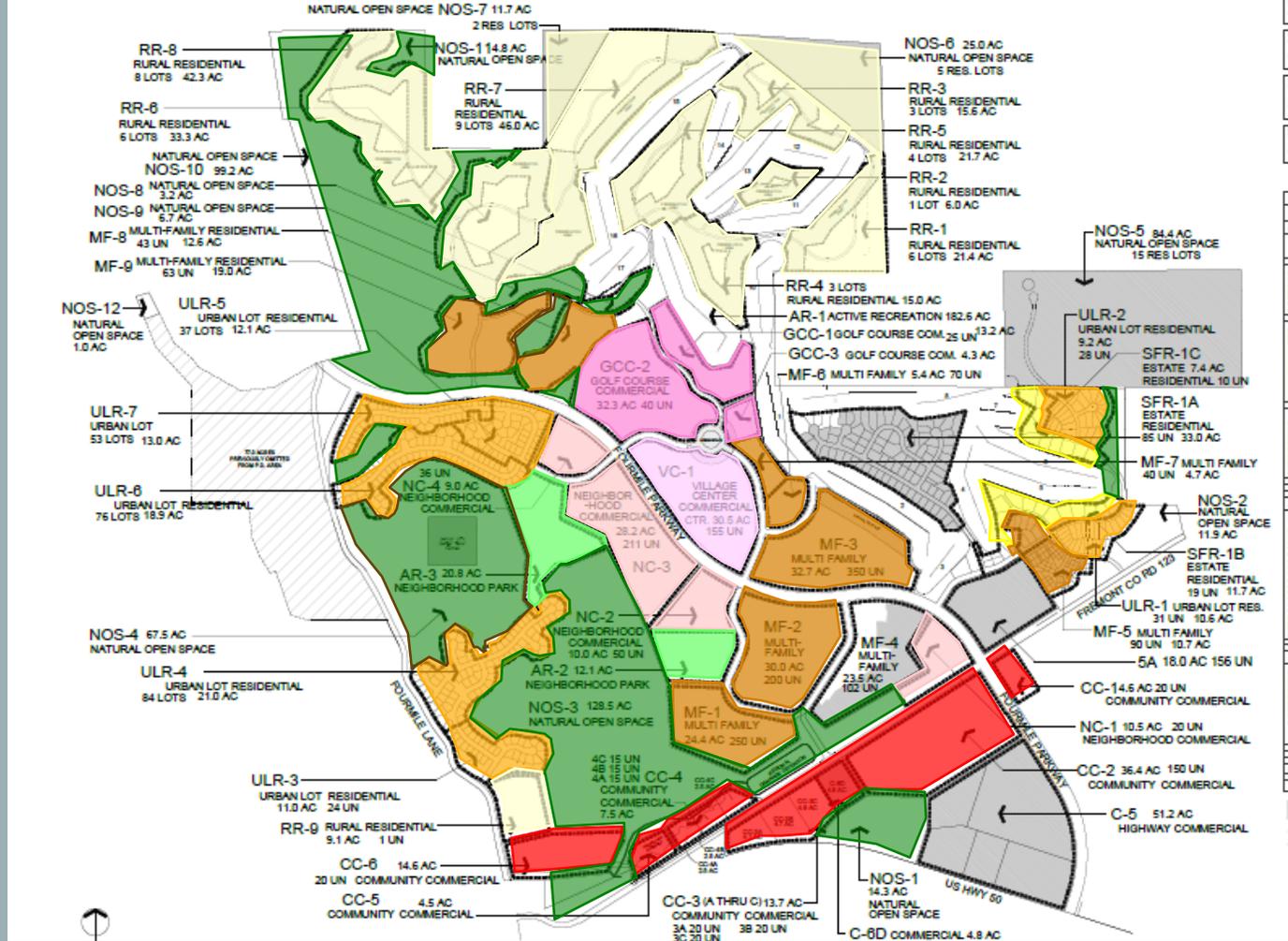
## **RECOMMENDATION:**

- 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.



# QUESTIONS?

## FOUR MILE RANCH PLANNED DEVELOPMENT PLAN



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