



**Zones:** OST, C-3, PD

**Acres:** 699.1

**Project location:** South side of Hwy 59 & Cinder Hills Rd / Gould Wash Rd

**# of proposed A-5 Lots:** 57 lots covering 437.5 acres

**# of Cabins / hotels:** 84 cabins covering 145.8 acres

**# of Open Space lots:** 8 covering 115.8 acres

**Report prepared by:** Eldon Gibb, Planning Consultant with Shums Coda

## **PD Zone Change Proposal:**

The proposed Zone Change contains approximately 699.1 acres situated south of Highway 59 off of Cinder Hills Road and the intersection of Gould Wash Rd. The proposal includes 57 single family residential lots 5 acres in size or larger covering 437.5 acres. Currently the land for this portion of the development is zoned OST and C-3. Approximately 156 acres is being proposed to change from C-3 to a residential use. Commercial use provides tax dollars allowing the town to grow in a way to provide better services to the community. Reducing commercial use will impact the town in this regard especially if the commercial use is replaced with residential homes. The residential homes for this proposal are 5 acres or larger which is in line with the town's goals; however, the town, when considering this proposal should keep in mind the reduction in commercial land and the impact it may have.

The cabin / motel use is proposing 84 cabins covering 145.8 acres. Currently the land in the area for this portion of development is zoned PD. The 145.8 acres are a commercial use and include areas for onsite staff to reside, a pool, restaurant, parking, spa amenity, horse stables, gift shop and other amenities as shown in the legend on the proposed plan. The proposal also includes a "helipad" which the town may want to consider as it may not be in line with the town goals of preserving the small town feel as stated in the General Plan. The cabins are spaciouly laid out with a nice array of amenities to service this type of use.

The 8 Open Space lots covering 115.8 acres, add a rural feel to the development which is in line with the General Plan. It appears the proposal is asking to relocate Cinder Hills Rd and incorporate other internal roads to service the development. These roads provide access to the subdivision and offer connectivity to adjacent landowners. The proposal does not identify if these roadways are public or private which the town may want to consider.