



Zones: PDO

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

Total Acres: 627.748 acres

of proposed A-5 Lots: 57 lots covering 370.838 acres

of Open Space lots: 10 covering 120.705 acres

Remaining Area (Roads, CZH, Easements): 136.205

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

Overview: The preliminary plat is named Oculita Roca and is located at the South side of Hwy 59 & Cinder Hills Rd / Gould Wash Rd. The preliminary plat includes 627 acres with there being 57 single family lots (A-5 or larger), 10 lots identified as open space and one lot identified as Cabin Zone Hotel (CZH).

The proposed land is zoned PDO. This zone is intended to allow design flexibility in the use of the land, open spaces and variety in lot sizes. It appears that this plan has been designed with this flexibility in mind so that the uses within the development blend well together along with the existing uses in the area. Under 10.10.121(B)-Objectives to be accomplished in the PDO Zone, it appears this development is meeting the 5 objects which include (1) Create an attractive and desirable environment within the Town (2) Allow a variety of housing types in one development project (3) Encourage variety in physical development patterns, including flexibility in building location (4) Preserve open space for visual enjoyment and recreational use and lastly (5) Encourage development on a large scale, since the purposes of a planned development can be best realized in large scale developments.

In the submitted Construction Drawings on page G-05 is the Sequencing Plan. This plan establishes the phases of this development and the necessary improvements to service this area. The sequencing plan appears to be reasonable and the timing of these improvements should be strictly followed to ensure improvements from the east (Gould Wash Rd) are made prior to development occurring in the area identified as sequence 8 and 9.

Access to lots 33-38 involves land that is not owned by the applicant. The town may not want to approve these lots (33-38) until access in this area is established. I also noticed there is some land south of Gould Wash Road that is zoned PDO and is not included in the preliminary plat. Lastly, the town may also want to consider a Development Agreement being executed with the approval of this plan.