

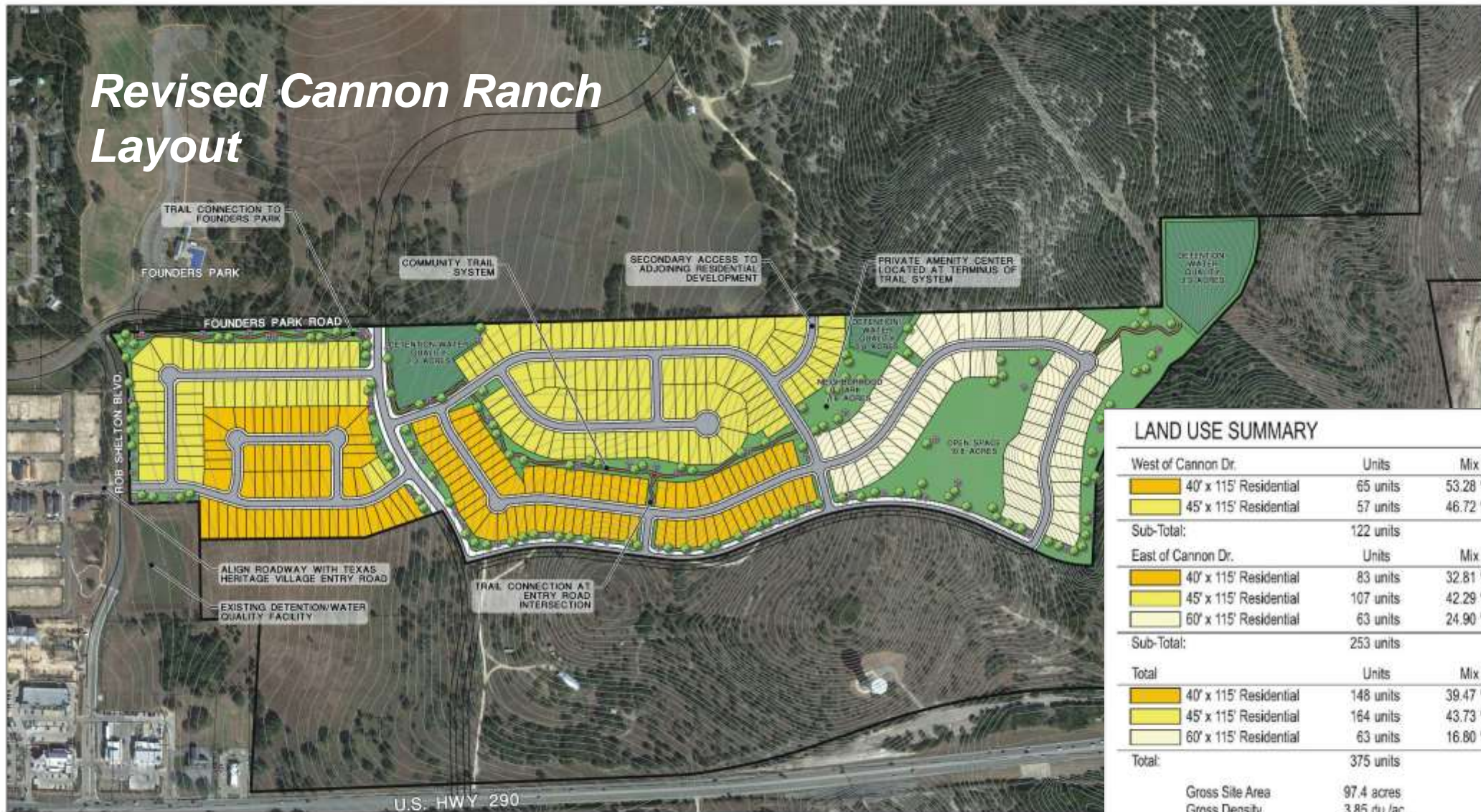
City Council Workshop Presentation 1.12.21



# Cannon Ranch

## Ashton Woods Homes

# Revised Cannon Ranch Layout



## LAND USE SUMMARY

West of Cannon Dr.	Units	Mix
40' x 115' Residential	65 units	53.28 %
45' x 115' Residential	57 units	46.72 %
Sub-Total:	122 units	
East of Cannon Dr.	Units	Mix
40' x 115' Residential	83 units	32.81 %
45' x 115' Residential	107 units	42.29 %
60' x 115' Residential	63 units	24.90 %
Sub-Total:	253 units	
Total	Units	Mix
40' x 115' Residential	148 units	39.47 %
45' x 115' Residential	164 units	43.73 %
60' x 115' Residential	63 units	16.80 %
Total:	375 units	

Gross Site Area 97.4 acres  
Gross Density 3.85 du./ac.



Scale: 1" = 400'

North Date: January 7, 2020

# Lot Size, Mix, & Density Comparison

## Previous Land Plan

- Total Lots – 399
- Project Density – 4.1 units/acre
  - (dwelling units per gross acre)
- 209 – 40's
  - 52% of lot mix
- 190 – 45's
  - 48% of lot mix

## Revised Land Plan

- Total Lots – 375
- Project Density – 3.85 units/acre
  - (dwelling units per gross acre)
- 148 – 40's
  - 39% of lot mix
- 164 – 45's
  - 44% of lot mix
- 63 – 60's (New Lot Size)
  - 17% of lot mix



# PARKLAND SUMMARY








	Residential	375 units	Area	Calculation	
Required Parkland Area*			15.0 acres	1 AC / 25 LUEs	
Parkland Credit Summary			Area	Credit	Dedication
<b>Private Parkland</b>					
	Private Neighborhood Park		1.03 acres	0% credit	0 acres
	Private Open Space		2.17 acres	0% credit	0 acres
Total Private Parkland:			3.20 acres		0 acres
<b>Public Parkland</b>					
	Public Uplands Park/Open Space		20.31 acres	100% credit	20.31 acres
	Detention/ Water Quality		3.85 acres	100% credit*	3.85 acres
Total Public Parkland Credits:			24.16 acres		24.16 acres
Required Parkland Dedication:			15.96 acres		
Delta:			+8.20 acres		
	Offroad 8' Trail				2,628 lf
	Roadside 8' Concrete Trail				1,715 lf

\*note: max of half (1/2) of the required parkland total can be acreage from detention/water quality ponds.



# Parkland & Open Space

## Proposed Parkland Dedication and Improvements

PARKLAND SUMMARY				
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Total Private Parkland:		3.20 acres		0 acres
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	Public Uplands Park/Open Space	20.31 acres	100% credit	20.31 acres
	Detention/ Water Quality	3.85 acres	100% credit*	3.85 acres
Total Public Parkland Credits:		24.16 acres		24.16 acres
Required Parkland Dedication:				15.96 acres
Delta:				+8.20 acres
	Offroad 8' Trail			2,628 lf
	Roadside 8' Concrete Trail			1,715 lf
*note: max of half (1/2) of the required parkland total can be acreage from detention/water quality ponds.				

- Cannon Ranch will provide more than 50% of the required amount of dedicated parkland areas.
- Cannon Ranch will provide pedestrian trails throughout much of the community to enhance resident's outdoor activities, walkability to nearby commercial and retail, as well as connect to other trail networks in nearby communities.
- Proposed trail improvements are to be funded 100% by developer and maintained by the resident community HOA.
  - Trail improvements and open space will be dedicated to the City, allowing public use, but the City will not be obligated to maintain the areas and improvements
- Private pocket park(s) will be provided solely for resident's use, as well as providing trail access to nearby Founder's Park

# Cannon Ranch Development Summary

## Benefits to Dripping Springs and Future Residents

- Located within the City's growing "core" area, the development of Cannon Ranch with the requested density will allow for the greatest amount of developer contributions to improving existing roads as well as expanding the transportation network with new collectors and arterials.
- Cannon Ranch will promote a pedestrian-friendly design with wider street pavement than recent developments, as well as numerous street, sidewalk, and trail connections to adjacent communities or future developments, as well as the City's Founder's Park and nearby commercial and retail properties.
- Abundant parkland and open space have been planned for dedication to the City, exceeding the requirement by current ordinance, but also in a manner that respects the site's natural characteristics to minimize disturbance or tree removal.
- Trails and other park or open space areas will be available to use by the public, but the City will not incur financial responsibility to maintain or upkeep the areas.