

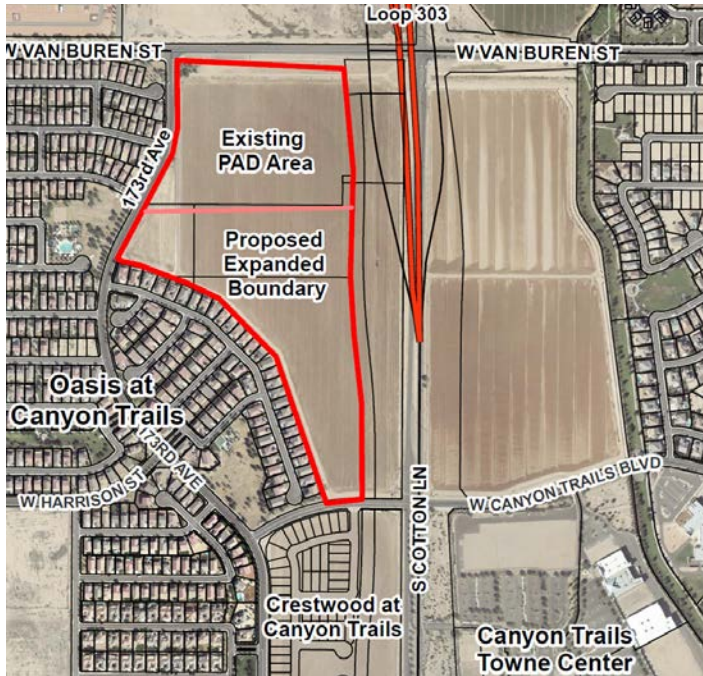


Hancock Communities at Canyon Trails PAD

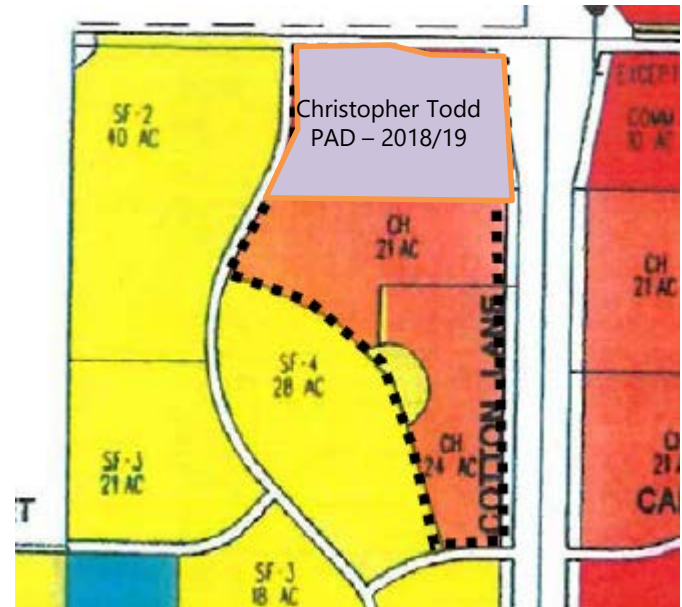
Subject Property



LOCATION: SWC VAN BUREN STREET AND 303



Existing Canyon Trails PAD



Request



HANCOCK AT CANYON TRAILS

- PAD to allow single story, multi-family residential – extend PAD to South Property
- Rename PAD to Hancock Communities at Canyon Trails
- Add Design Guidelines



Development Standards



HANCOCK AT CANYON TRAILS

Development Standard	Hancock at Canyon Trails Development Regulations (Modifications to MF-18 Zoning are noted in bold)
Maximum Density (dwelling units per net acre)	14 du/ac
Maximum Height (Primary and Accessory buildings)	20 ft./1 story for residential primary buildings 20 ft./1 story for residential accessory buildings (office, fitness center, etc.) ⁽¹⁾
Minimum Building Setbacks (Perimeter)	
Front (173 rd Avenue)	30 ft.
Street Side (Van Buren)	20 ft.
Side (south)	20 ft.
Rear (Loop 303/ MCFCDD)	20 ft.
Min. Separation Between Buildings (1-story)	10 ft.
Max. Building Coverage	50%
Min. Recreational Open Space (sq. ft./unit)	400
Minimum Perimeter Landscape/Open Space Setbacks	
Front (173 rd Avenue)	15 ft. ⁽²⁾
Street Side (Van Buren)	10 ft. ⁽³⁾
Side (south)	0 ft. ⁽⁴⁾
Rear (Loop 303/ MCFCDD)	0 ft. ⁽⁴⁾

Santa Barbara

1 bedroom/attached



2 bedroom/detached



Tuscan

1 bedroom/attached



2 bedroom/detached



North Site Plan





Public Participation

HANCOCK AT CANYON TRAILS

- A neighborhood meeting was held on September 24, 2019. Approx. 5 residents attended.
- One resident spoke in opposition of the request at the P&Z Commission hearing 1/15/2020.

Recommendation



HANCOCK AT CANYON TRAILS

- Planning & Zoning Commission recommended approval (4-2) on 1/15/2020

Questions?



HANCOCK AT CANYON TRAILS