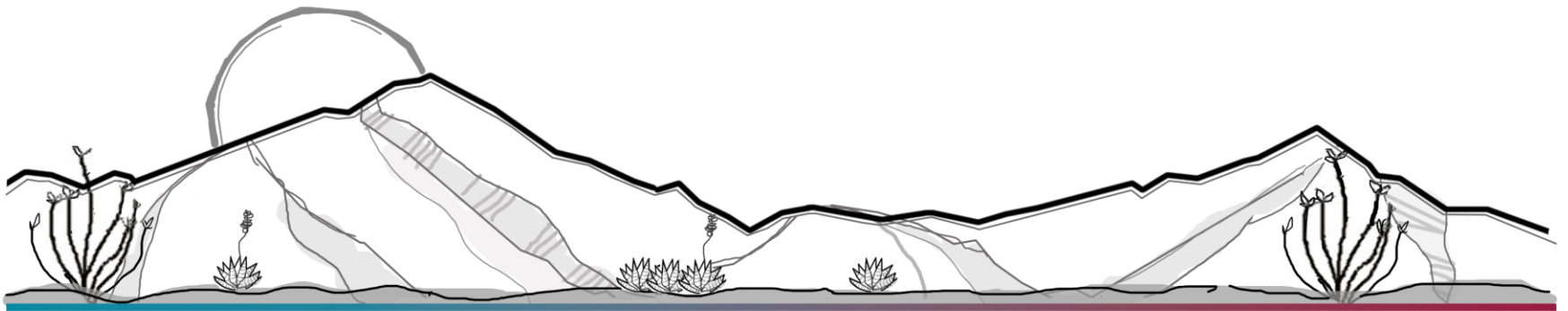


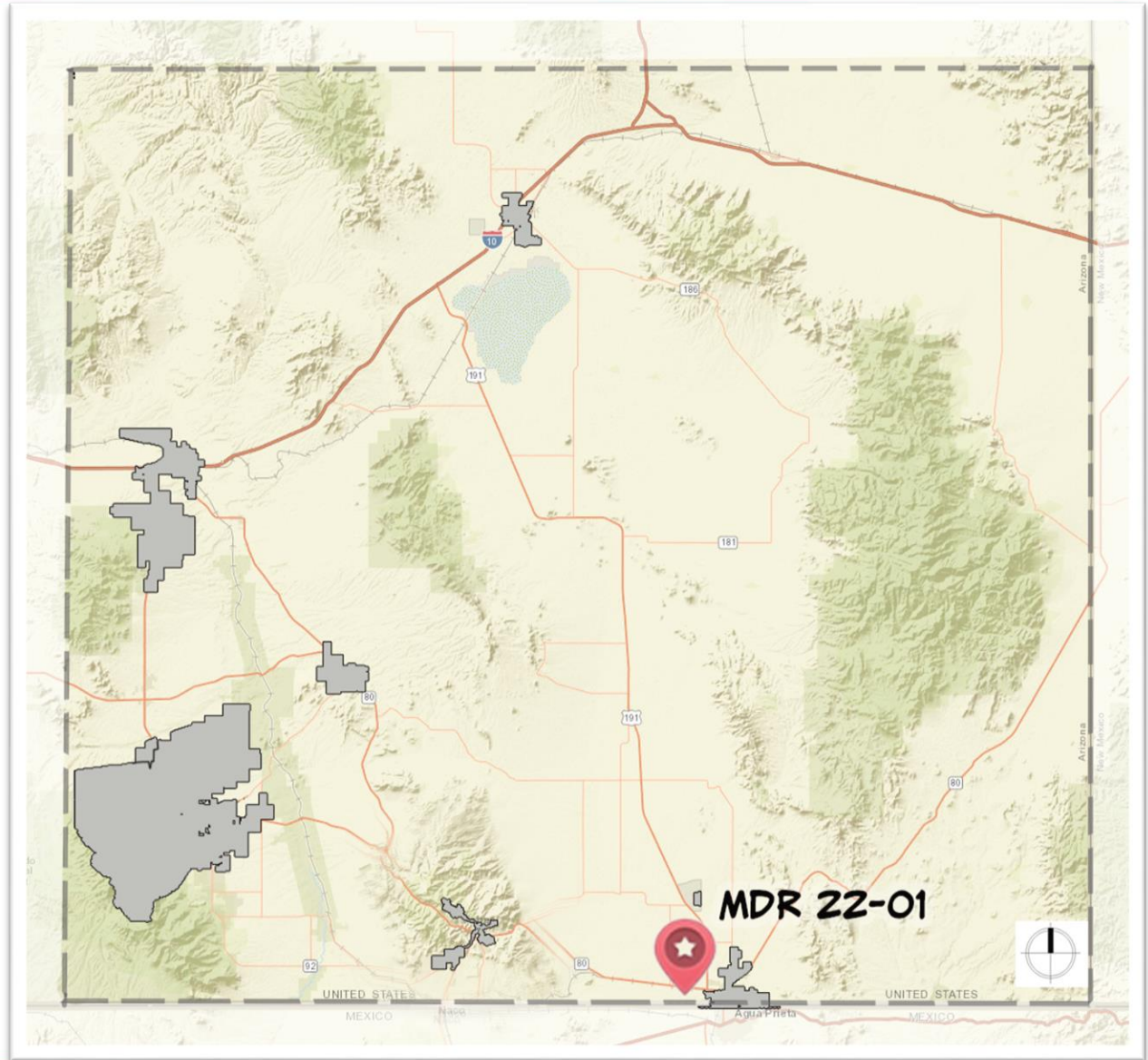
# Master Development Plan Revocation MDR 22-01

May 24, 2022



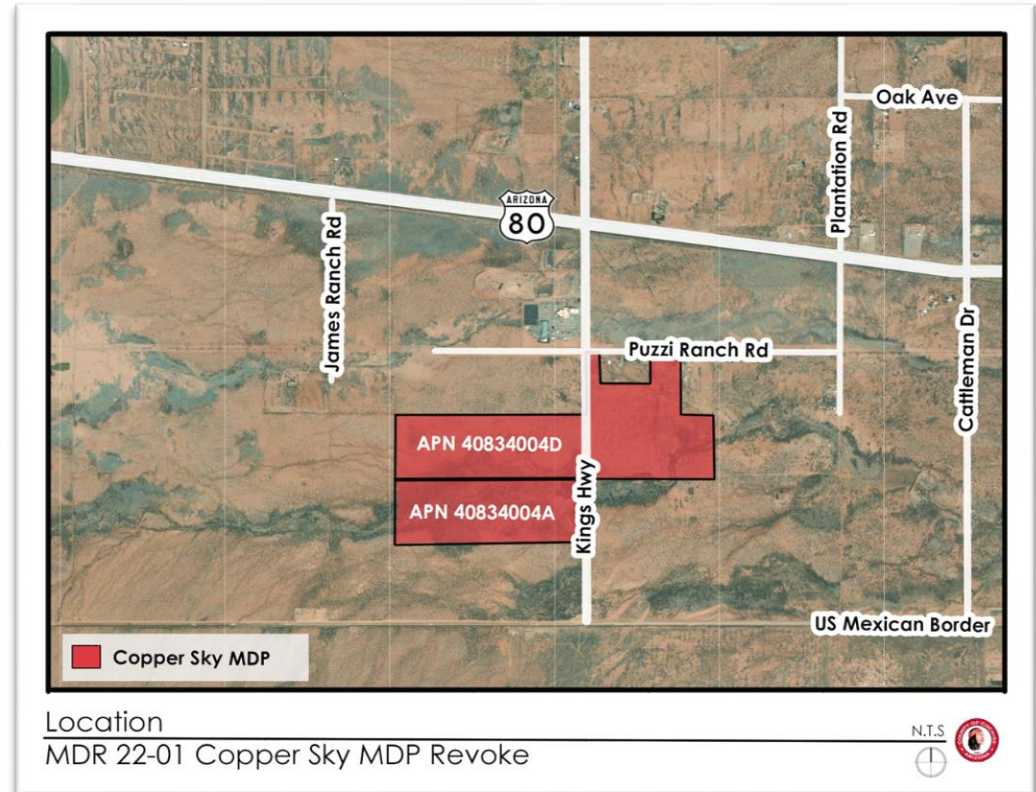
## Request

Revocation of the Copper Sky Master Development Plan (MDP) development and rezoning. If granted, the subject parcels will revert to the original RU-4 zoning and will no longer be subject to the conditions of approval for the MDP/rezoning.



## Location/Description

Site Size: 368.38-Acres  
Zoning: See Figure 2  
Growth Area: Master  
Development  
Plan (MDP)  
Plan Designation: MDP  
Area Plan: Copper Sky MDP  
Existing Uses: Vacant,  
undeveloped  
Proposed Uses: None



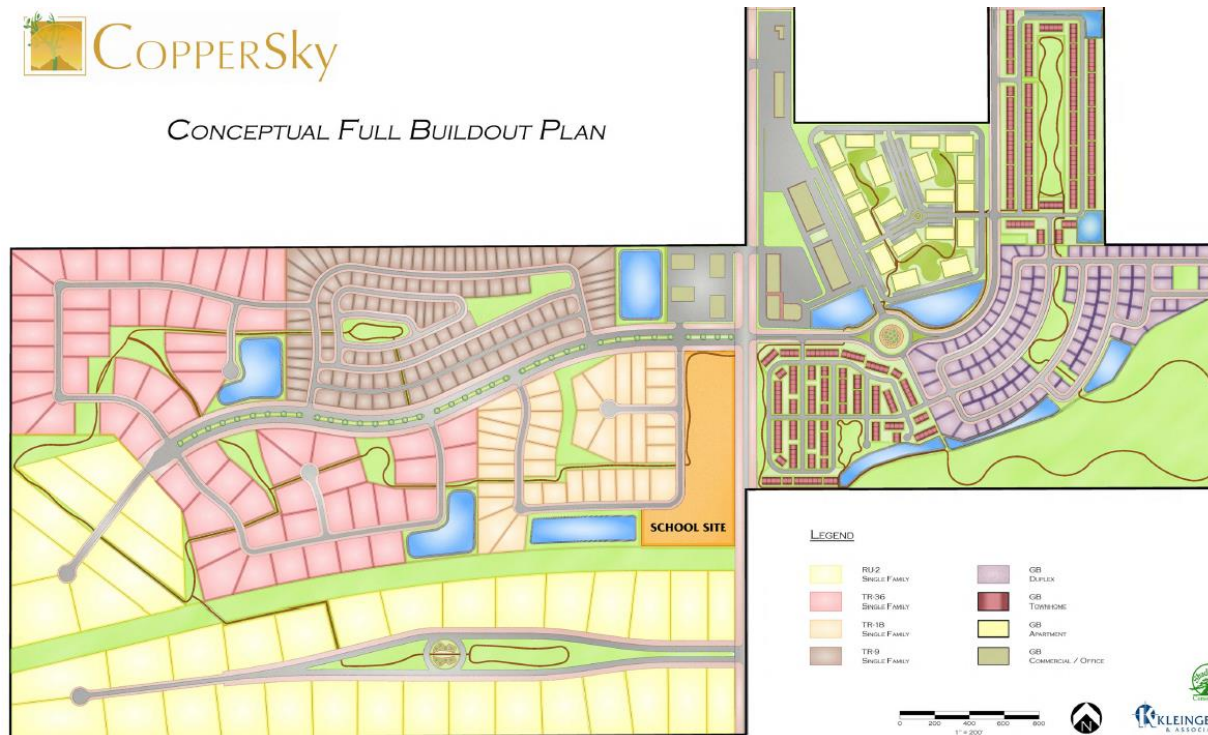
## Site History

- August of 2008: Board of Supervisors approval granted for the MDP and associated rezonings
- December of 2011: Conditional extension granted by the Board of Supervisors
- April 2022: Revocation of MDP application submitted by landowner

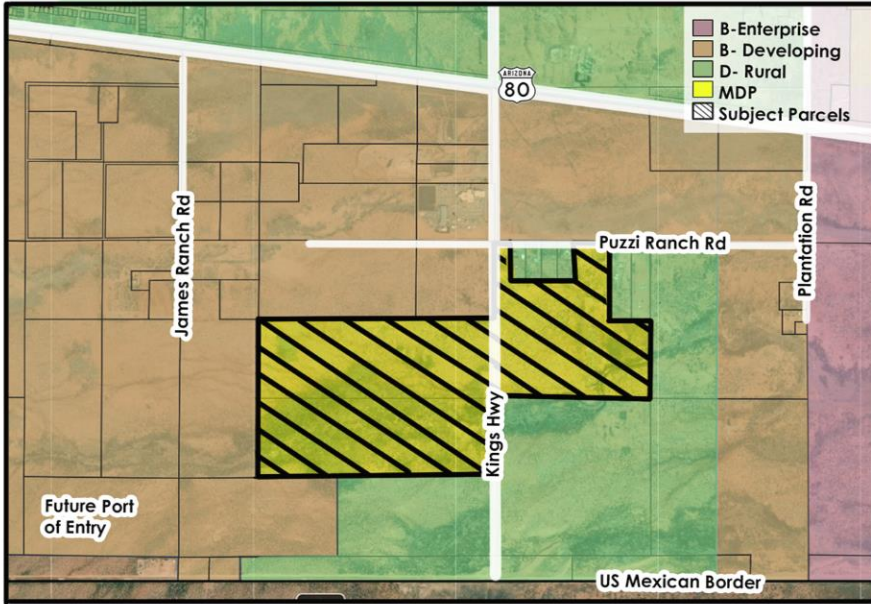


## Original Proposal

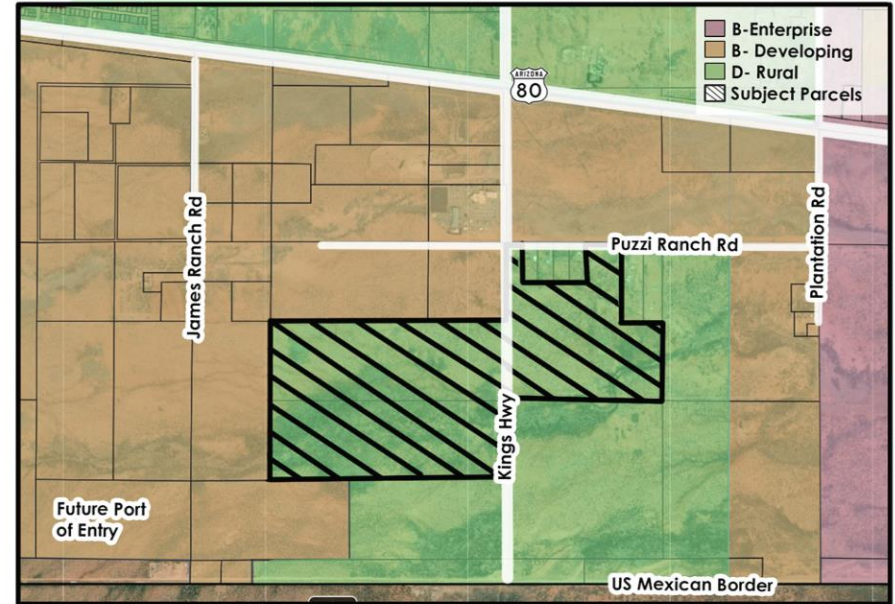
A phased, mixed-use community including 1,340 residential units with a mix of housing types, school, fire station, and 43 acres of open space. At the time of approval, full build-out of the Copper Sky project was projected for completion by 2024.



## Impact of Request: Land Use



Current Land Use  
MDR 22-01 Copper Sky MDP Revoke



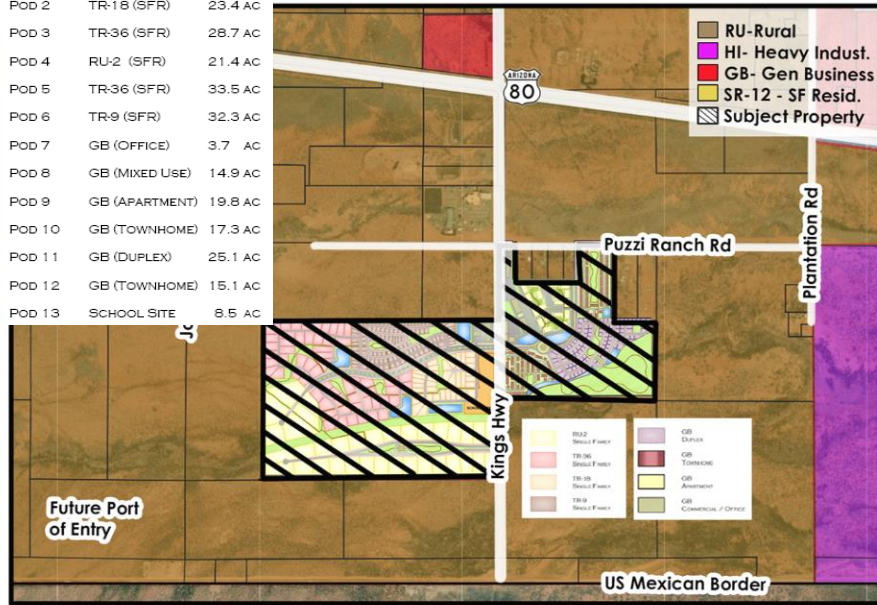
Proposed Land Use (Following Revoke/Reversion)  
MDR 22-01 Copper Sky MDP Revoke



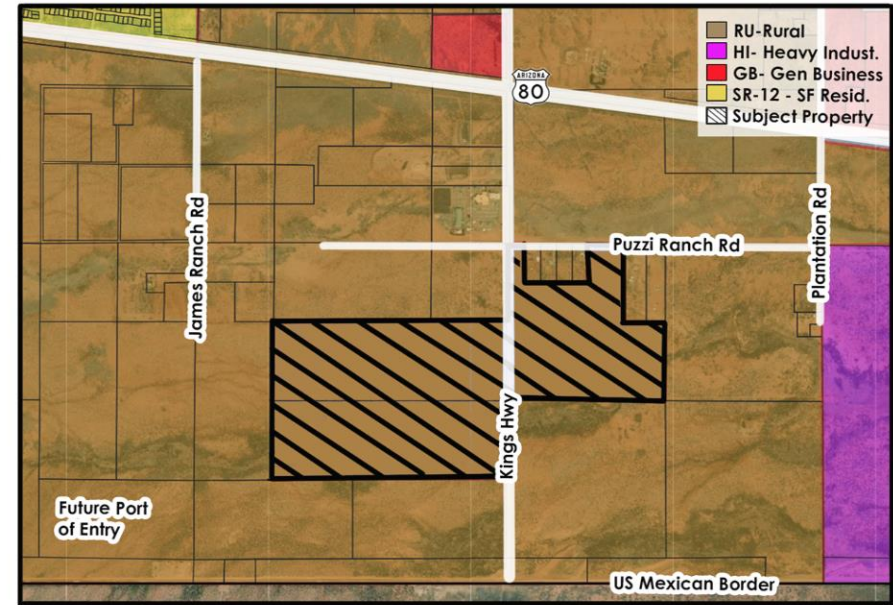
## Impact of Request: Zoning

COPPER SKY  
COMMUNITY BREAKDOWN

POD 1	RU-2 (SFR)	65.5 AC
POD 2	TR-18 (SFR)	23.4 AC
POD 3	TR-36 (SFR)	28.7 AC
POD 4	RU-2 (SFR)	21.4 AC
POD 5	TR-36 (SFR)	33.5 AC
POD 6	TR-9 (SFR)	32.3 AC
POD 7	GB (OFFICE)	3.7 AC
POD 8	GB (MIXED USE)	14.9 AC
POD 9	GB (APARTMENT)	19.8 AC
POD 10	GB (TOWNHOME)	17.3 AC
POD 11	GB (DUPLEX)	25.1 AC
POD 12	GB (TOWNHOME)	15.1 AC
POD 13	SCHOOL SITE	8.5 AC



Current Conditional Zoning  
MDR 22-01 Copper Sky MDP Revoke



Proposed Zoning (Following Revoke/Reversion)  
MDR 22-01 Copper Sky MDP Revoke



## Current Development Conditions

1. Development Agreement with Douglas for water and sewer.  
(Amended in 2011 to include subdivision plat submittal date)
2. Letter of Intent to serve from Douglas or Pirtleville Fire
3. Transportation improvements: new traffic signal at SR 80 and Kings Hwy, Lengthening of east and west turn lanes on Hwy 80, Plantation Road apron improvement
4. Dedication of ROW for W Puzzi Ranch Road and N Kings Hwy
5. Drainage Report
6. 15% of all structures must be solar-ready
7. At least 50% of the first pod dwellings were to be completed by 2014.

While revocation/reversion was not made automatic, the 2011 extension did state that the BOS should consider it.



## Recommendation

Staff recommends adoption of the resolution to approve Docket MDR 22-01.

