

The Terrace at Canyon Del Rio

Request for Planned Residential Development Allowances

City Council | November 18, 2025

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Request Overview



- Canyon del Rio II, LLC requests Planned Residential Development (PRD) allowances for “The Terrace at Canyon del Rio”
- 129-lot subdivision on a 33.35-acre development site using PRD standards.
- The development will be located on two parcels within the Canyon del Rio development area in the Medium Density Residential (MR) and Single Family Residential (R1) zones within the RPO. Both parcels are within the Resource Protection Overlay (RPO).

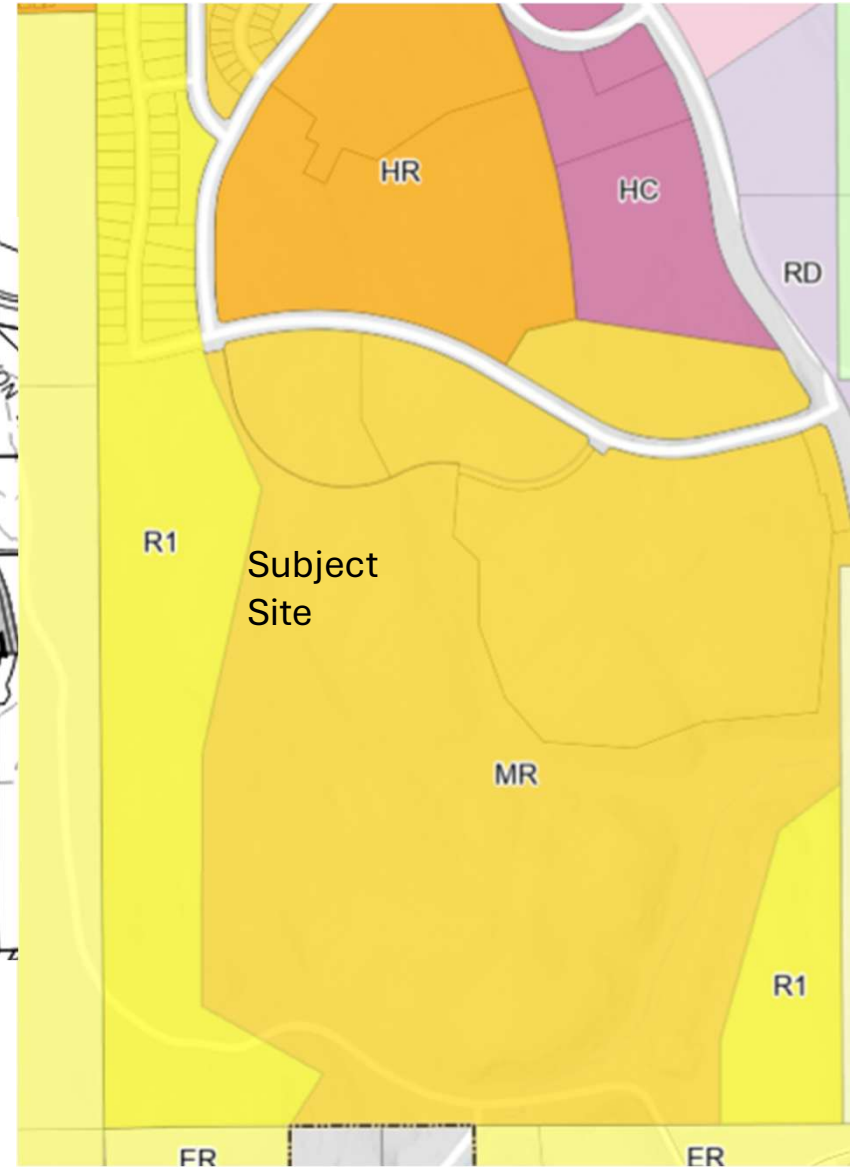
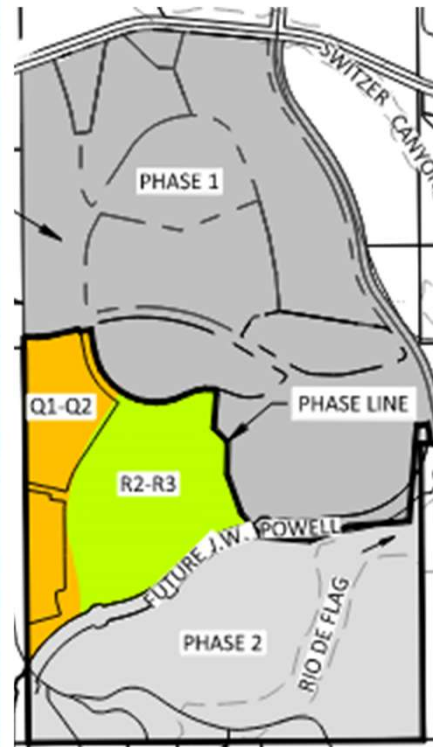
Vicinity Map

North: Single-Family Subdivision (R1);
Vacant land (MR)

West: Travel Accommodations (R1)

South: Vacant land (R1 and MR)

East: Vacant land (ER)



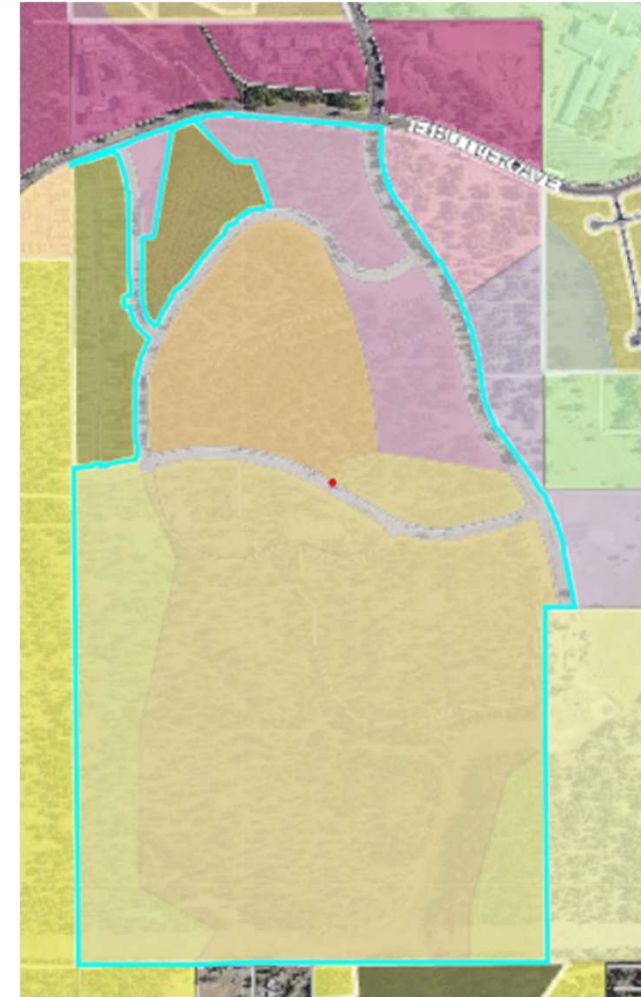


Background



Canyon del Rio

- In June of 2019, the City Council approved a rezoning request, development agreement, and preliminary block plat allowing the development of Canyon Del Rio.
- 261-acre site consisting of:
 - 1,426 residential dwelling units, variety of housing types
 - 225,000 square feet of commercial development
- Includes two parcels of land proposed in the Canyon del Rio Phase 2 block plat and is currently a portion of Tract Z of the Canyon del Rio Phase 1 Final Block Plat (APN: 106-08-094).
- The City Council approved the preliminary plat for Canyon del Rio Phase 2 on September 2, 2025. The development site is Block Q1-Q2 and Block R2-R3 of Canyon del Rio Phase 2.
- City Staff approved the Preliminary Plat on October 22, 2025 based on conformance with all relevant development standards.





PRD - Development Standards



Meets Zoning Code Standards for PRD in the R1 and MR Zones

- This PRD results in 129 single-family residential lots within the R1 and MR zones. 79 lots will apply PRD standards for the R1 zone, 50 lots will apply PRD standards for the MR zone. The subdivision proposes one future residential development tract, Tract R2, which is excluded from the PRD.
- The proposed lot sizes in this subdivision vary from approximately 3,162 square feet to approximately 16,128 square feet, meeting minimum lot sizes for the PRD standards of the R1 and MR zones.

Development Standard	<u>R1</u>	<u>MR</u>
Minimum Lot Area	2,000 sf	2,000 sf
Maximum Lot Coverage	70%	80%
Minimum Lot Width	20'	20'
Minimum Lot Depth	50'	50'
Front Setback	5', 20' parking	5', 20' parking
Side Setback	3', 10' street side	3', 10' street side
Rear Setback	3'	3'



PRD - Common Space

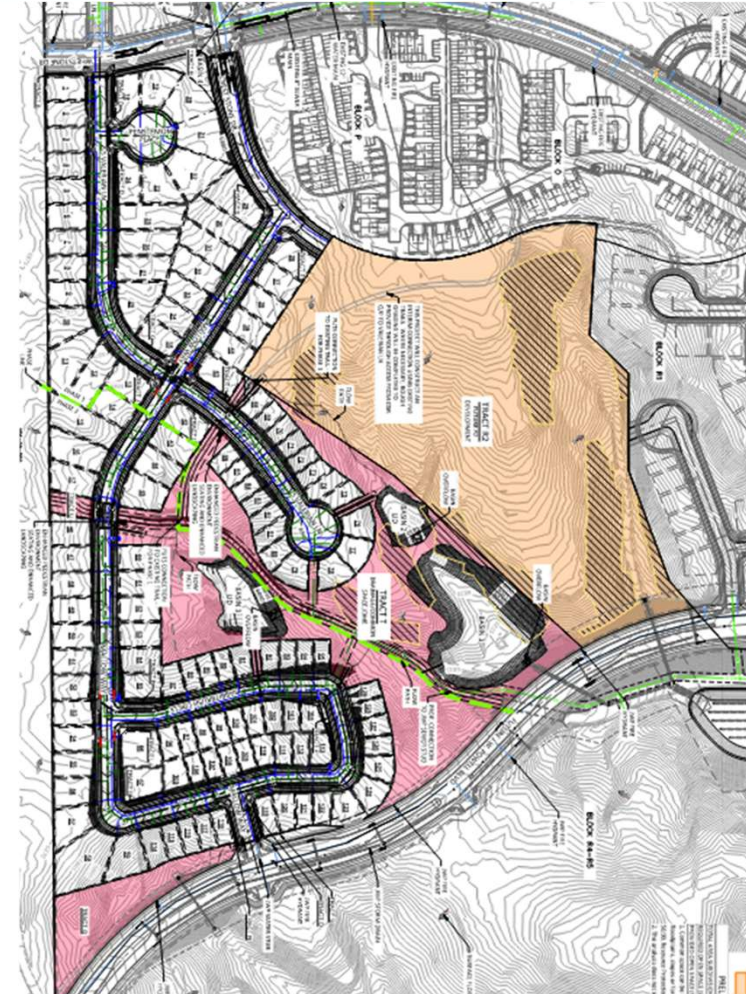


Common Space Requirements for PRD

- PRDs are required to provide a minimum of 15% of gross site area as common space. The proposal provides 7.16 acres or 21.8% of common space.

Legend

- Pink = Common Space
- Orange = Future Development Tract





PRD – Design Elements

PRDs require the applicant to select from a list of design elements. Each element is attributed with a point value; the proposal must include no fewer than 5 points and are elected at the applicant's discretion. The applicant has selected the following:

- F. Significant traffic calming design features selected from the Engineering design standards and specifications for new infrastructure (table 13-10-011-02 – new design and retrofit of existing streets) as approved by the City Engineer (two points).**

The subdivision plat includes two neighborhood traffic circles serving as traffic calming along Mallow Way at the intersections of S Valerian Lane and Rabbitbrush Circle. A choker is incorporated at the mid-block crossing of the FUTS trail across Mallow Way.

- N. Subdivision CC&Rs and setback standards do not prohibit the development of accessory dwelling units (one point).**

Staff will review the CC&Rs with final plat review to ensure conformance.

- Q. Subdivision includes enhanced pedestrian environments including outdoor seating areas or larger landscaping areas. (one point).**

The proposal includes two outdoor seating areas, including a bench and landscaping. This project will be developed in two phases, with an outdoor seating area in each phase.



Staff Recommendation



Staff recommend the City Council approve the use of PRD standards.