

Fourth St South Single Family

Request for Planned Residential Development Allowances

City Council | November 18, 2025

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Request Overview

- Burch 6, LLC and Canyon del Rio II, LLC request Planned Residential Development (PRD) allowances for “Fourth St S Single Family”.
- Project consists of 113 single-family home lots.
- The development site is a 70.44-acre area located on two parcels, one of the parcels is within the Canyon del Rio development area. Both parcels are within the Resource Protection Overlay (RPO).

Development Site:

- 800 N Fourth St (APN: 106-08-003F), a 57.4-acre parcel in the RR zone. This parcel is outside of the boundaries of Canyon del Rio and therefore was not reviewed for conformance with the Canyon del Rio Development Agreement.
- “Tract S”, a 13.04-acre portion of Tract Z of the Canyon del Rio Phase 1 Final Block Plat (APN: 106-08-094) in the Single-Family Residential (R1) zone and Medium Density Residential (MR) zone. This parcel was reviewed for conformance with the Canyon del Rio Development Agreement.

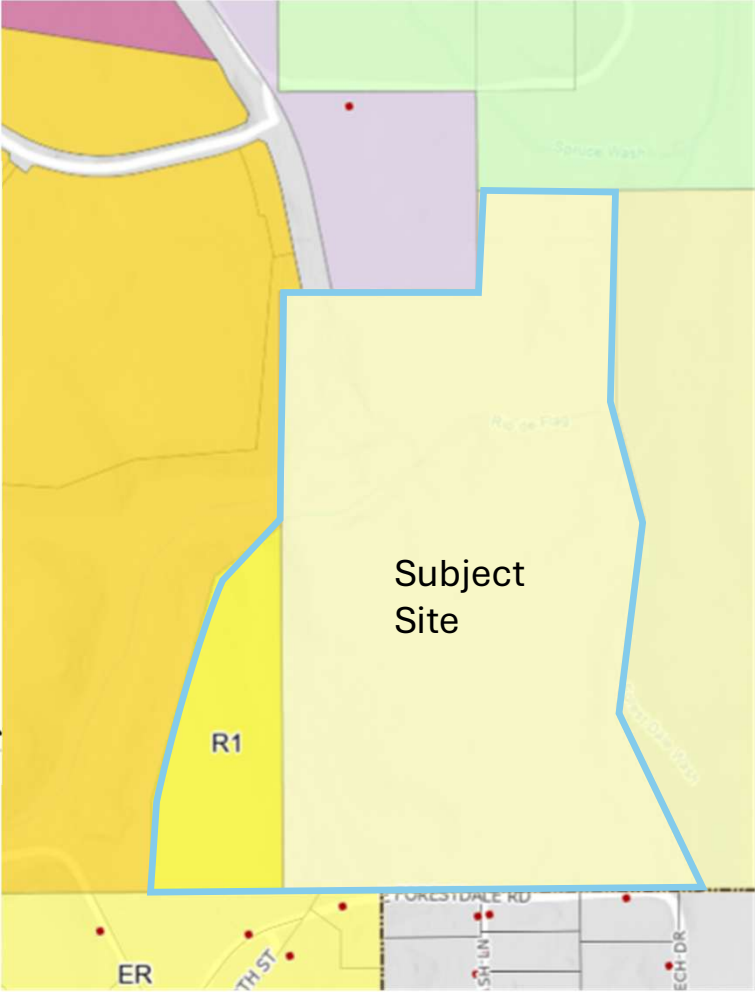
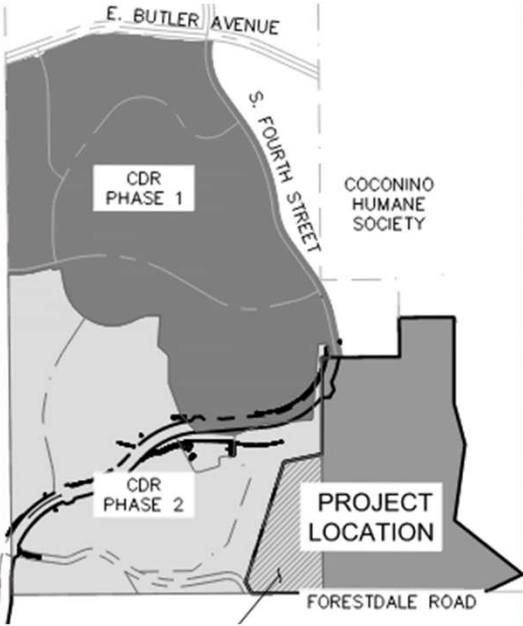
Vicinity Map

North: Vacant Land; Research and Development (RD), Public Facilities (PF)

West: Vacant Land; Medium Density Residential (MR)

South: Single-Family Residential; Estate Residential (ER) and County land

East: Municipal Vacant land; Rural Residential (RR)



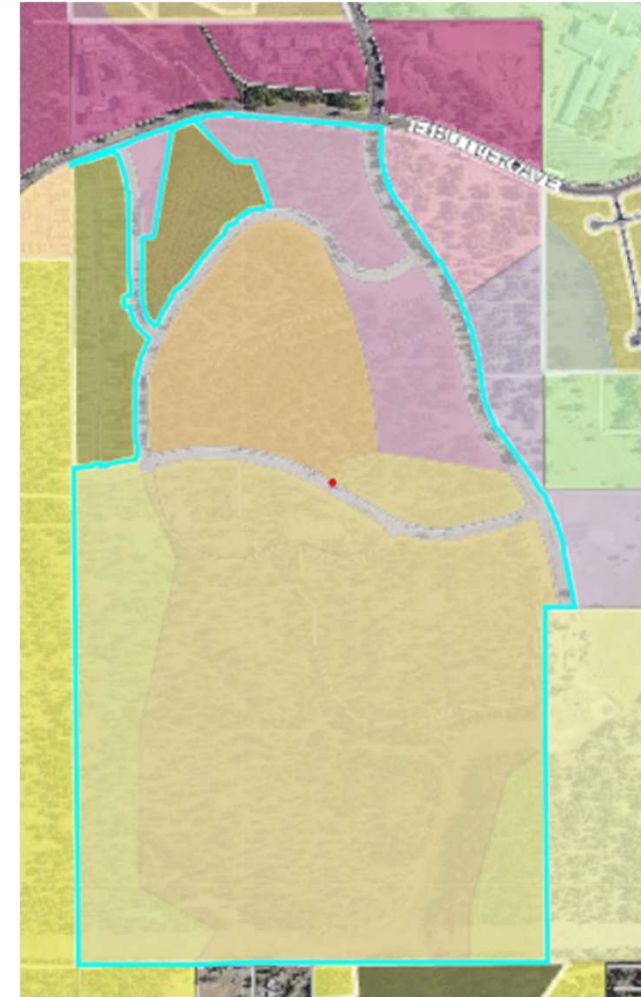


Background



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
- Portion of development site, “Tract S”, is within 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.
- City Staff approved the Preliminary Plat on October 23, 2025 based on conformance with all relevant development standards.





PRD - Development Standards

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

- This PRD results in 113 single-family residential lots within the R1 and RR zones. 26 lots will apply PRD standards for the R1 zone, 87 lots will apply PRD standards for the RR zone. Split-zoned lots apply the more restrictive PRD standard. While a portion of "Tract S" has MR zoning, no lots have utilized the development standard for the MR zone.
- The proposed lot sizes in this subdivision vary from approximately 6,514 square feet to approximately 42,149 square feet, meeting minimum lot sizes for the PRD standards of the R1 and RR zones.

Development Standard	RR	R1
Minimum Lot Area	2,500 sf	2,000 sf
Maximum Lot Coverage	50%	70%
Minimum Lot Width	30'	20'
Minimum Lot Depth	50'	50'
Front Setback	12', 20' parking	5', 20' parking
Side Setback	5', 10' street side	3', 10' street side
Rear Setback	12'	3'



PRD - Common Space

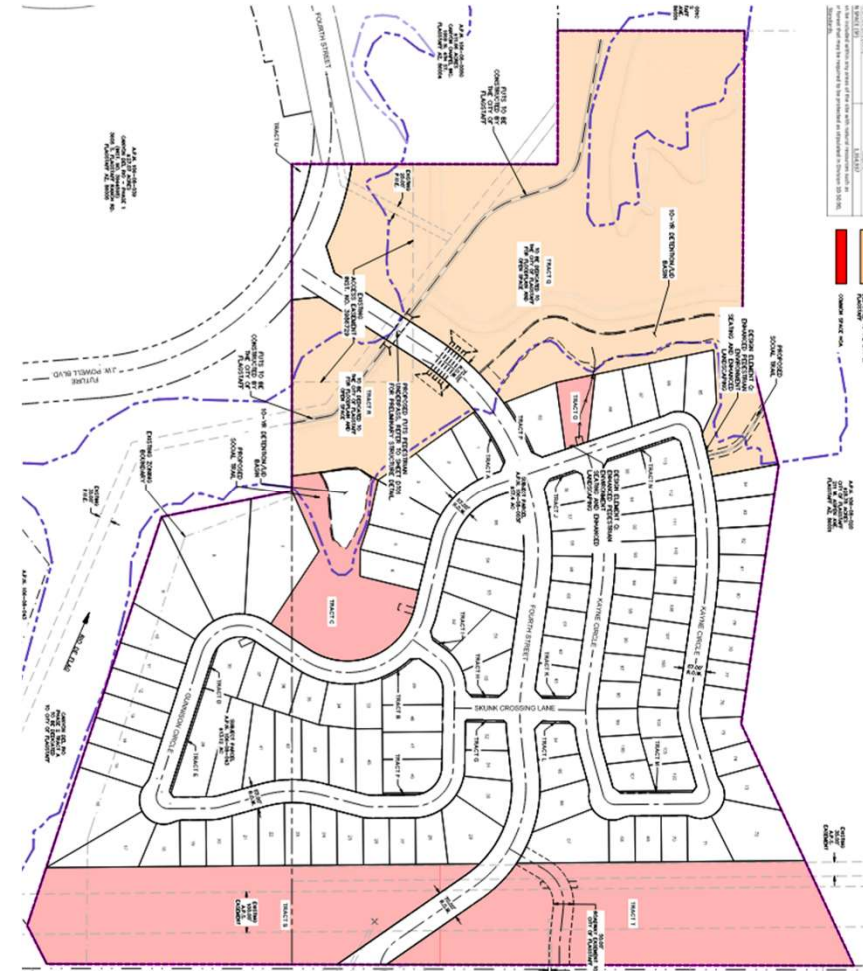


Common Space Requirements for PRD

- The proposal provides 31.1 acres or 44% of common space. The common space includes HOA maintained tracts and lands to be dedicated to the City for preservation of floodplain.
- FUTS through City-dedicated land to be developed by City

Legend

- Pink = Common Space
- Orange = To be Dedicated to City





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. At least 50 percent of the required resources per Division 10-50.90 are maintained within Common Space areas outside of individual lots (two points).

A preliminary Natural Resource Protection Plan was submitted with the application that shows conformance with this design element.

OVERALL PRESERVATION RATE WITHIN COMMON AREA	
TYPE OF RESOURCE	PRESERVATION RATE
FLOODPLAIN RESOURCES	97%
STEEP SLOPE RESOURCES	58%
TREE RESOURCES	66.1%
TOTAL COMBINED PRESERVATION RATE	74%

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.



Staff Recommendation



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