

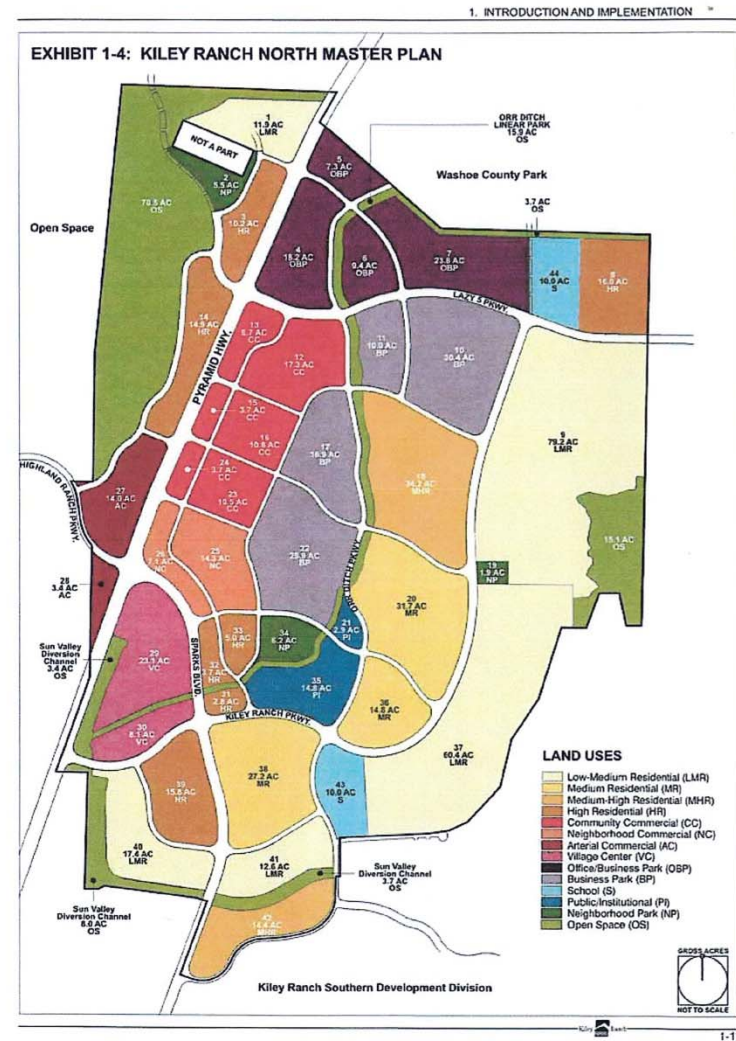
City Council Informational Presentation

**Kiley Ranch North Planned
Development**

October 27, 2014

Background

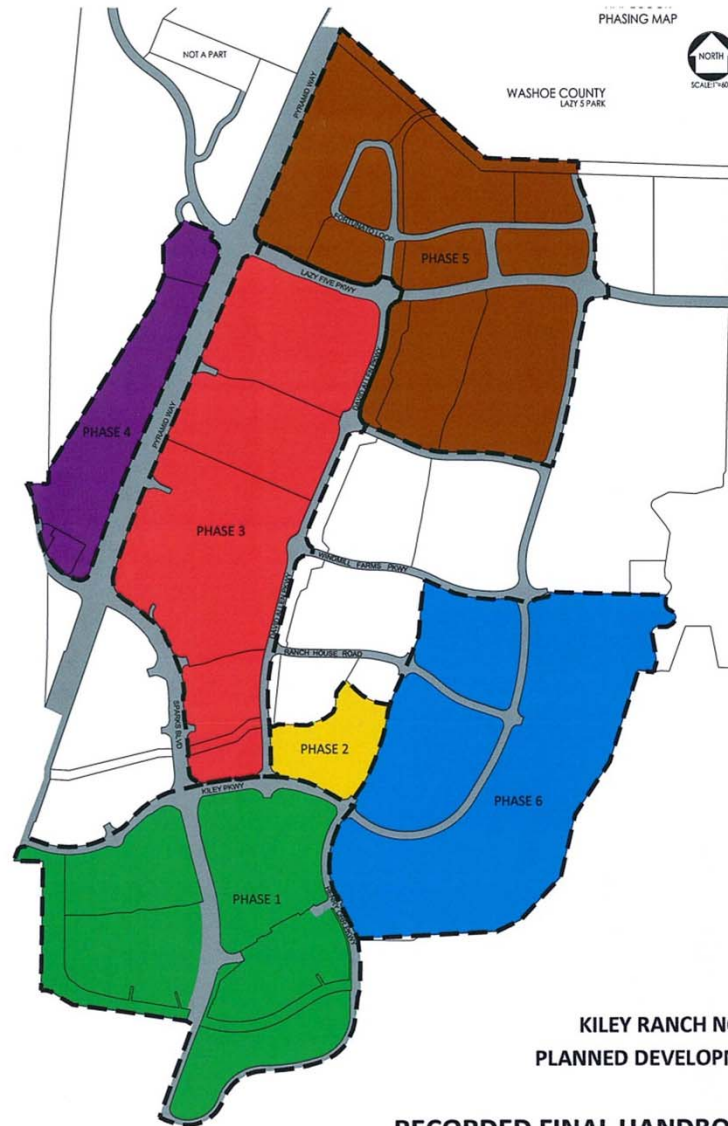
Tentative Planned
Development
Handbook approved
on
October 18, 2004



Background

- Different process for Kiley Ranch North than for other planned development handbooks
- Each phase is approved as a final handbook and recorded
- To date there are 6 phases recorded

Phase Map

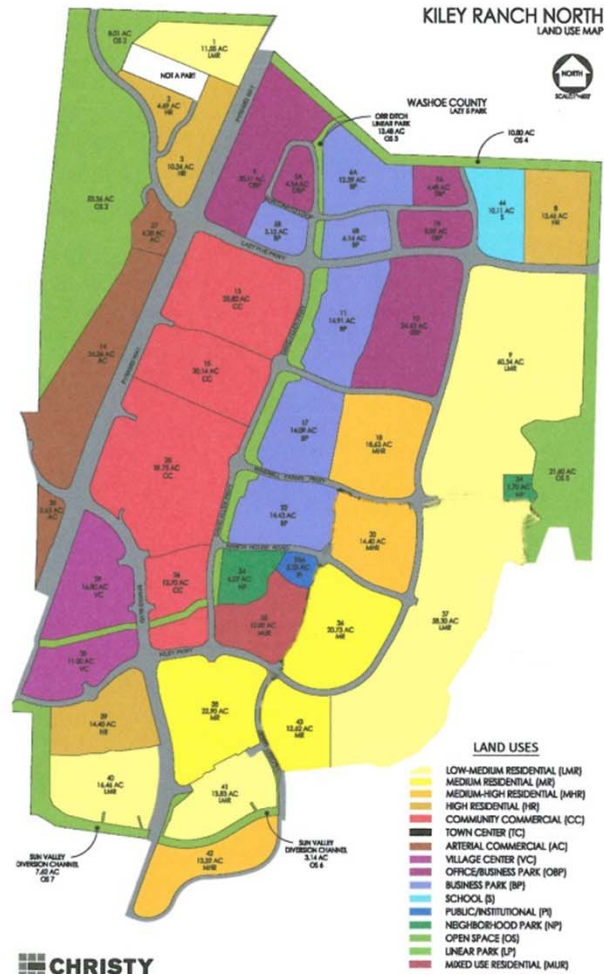


**KILEY RANCH NORTH
PLANNED DEVELOPMENT
RECORDED FINAL HANDBOOKS**

Amendments

- November 2012 – Phase 4 amendment to change HR to AC
- January 2013 – Phase 3 amendment to change NC and HR to CC, adding medical campus as permitted use in CC
- February 2014 – Phase 2 amendment to change PI to MUC, a new use to allow for assisted living facility or residential

Current Land Use Map



KILEY RANCH NORTH MASTER PLAN LAND USE SUMMARY

LAND USE DESIGNATION		GROSS ACRES	MAXIMUM DENSITY OR FAR (du7/ac)	PERMITTED TOTAL UNITS	APPROX. ALLOWED SQ. FT.	REQUIRED OPEN SPACE	OPEN SPACE PROVIDED
RESIDENTIAL							
Low-Medium (LMR)	5.0-7.9 du/ac	163.3	7.9	1290			
Medium (MR)	6.0-11.9 du/ac	55.2	11.9	657			
Medium-High (MHR)	12.0-17.9 du/ac	46.3	17.9	829			
High (HR)	18.0-23.9 du/ac	42.9	23.9	1025			
Mixed Use Residential (MUR)	5.0-23.9 du/ac	12.0	13.49	162			
Total Residential		319.8		3964			
NON-RESIDENTIAL							
COMMERCIAL							
Arterial Commerical (AC)		33.2	0.4		577,954	15%	5.0
Community Commercial (CC)		97.8	0.3		2,236,091	15%	14.8
Village Center (VC)		25.9	0.9	82	1,089,871	20%	5.6
Subtotal Commerical		156.9			3,903,916		25.4
OFFICE/BUSINESS PARK							
Business Park (BP)		67.1	0.6		1,753,987	20%	13.4
Office/Business Park (OBP)		59.4	0.6		1,553,524	20%	11.9
Subtotal Office/Business Park		126.6			3,307,511		25.3
PUBLIC FACILITIES							
Public /Institutional (PI)		2.2	0.4		38,856	25%	0.6
School (S)		10.1	0.3	294	297,036	20%	4.5
Subtotal Public Facilities		12.3			335,892		5.1
OPEN SPACE							
Neighborhood Parks (NP)		7.8					7.8
Open Space (OS)		119.3					121.5
Subtototal Open Space		127.1					129.2
Total Non-Residential		422.9					
Roadways		93.3					
PROJECT TOTAL		836.0					4340

Future

- Master Plan Amendment for 43.2 Acres
- Zone Change from A-40 to NUD for 5.1 acres
- Amendment to Tentative Handbook
- Amendment to Phase 2 Handbook
- Amendment to Phase 6 Handbook
- Northeast Golf Course Community

Ownership Map

