



JOINT PLANNING COMMISSION & CITY COUNCIL STUDY SESSION

LAND USE & DEVELOPMENT PRACTICES IN CAÑON CITY: FROM THE GENERAL TO THE SPECIFIC

Vision Committee Meeting

21 February 2024

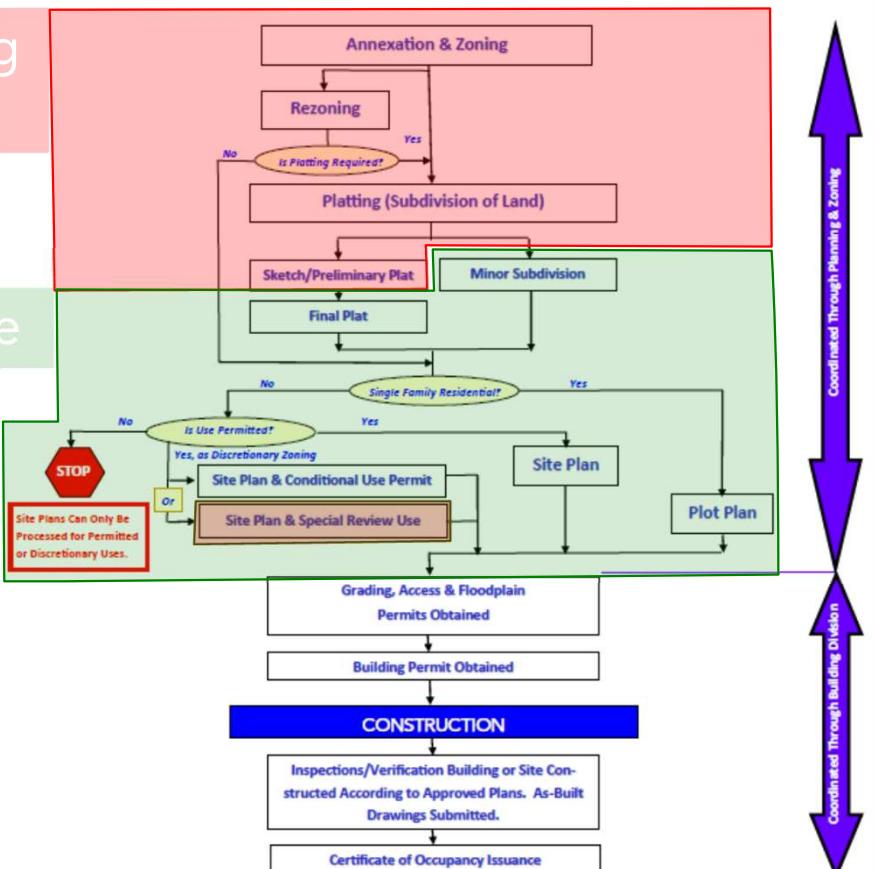


LAND USE APPLICATION TYPES



CITY OF CANON CITY
COMMUNITY VITALITY DEPARTMENT
City Hall: 128 Main Street/PO Box 1460, Canon City, CO 81215-1460

Overall Development Review Process



Public Hearing Items

Administrative

The Development Review Process is broken into two types:

- Those which require public hearings, including Annexations and Zonings as well as Rezonings, and Major Subdivisions (Sketch/Preliminary Plan), and Special Review Uses
- Those which are administratively approved, which includes Final Plats and Minor Subdivisions, Site Plans, certain discretionary uses under Zoning, and the issuance of permits and Certificates of Occupancy.

All of these items are quasi-judicial in nature. Some of them are also legislative (requiring ordinances to accomplish). These include Annexations and any change of Zoning on a property.

As set, the development process requires the developer to become more specific about their goal for the property, and the impact it will create, the further into the process they move.



ANNEXATIONS, ZONINGS & REZONINGS



ANNEXATION is the process of changing the boundaries of a municipality to incorporate new land. It occurs at the sole discretion of the elected City Council, and must be mutually consensual between the municipality and the party seeking annexation. The process for annexation is the most proscribed in State Statute, and will come with an agreement about future obligations and a time-point/trigger for when those obligations are due.

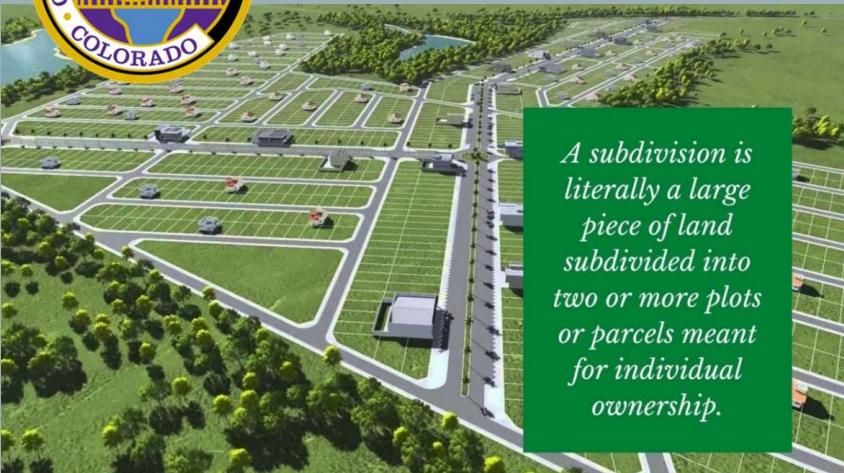
ZONING is the original application of a set of zoning regulations upon a property, usually occurring at the time of annexation.

REZONING is a change in the established zone district upon a property. Any change in zoning once the property is zoned at annexation is a rezoning. Both Zonings and Rezonings must demonstrate compliance with the City's Comprehensive Plan. Zonings and Rezonings will never come with an associated agreement.

This is the stage of the process where the engineering requirements will be at a minimum. This stage of the process sets the rules the property will develop under depending upon a final design which may not be known at this stage of development.



MAJOR SUBDIVISIONS



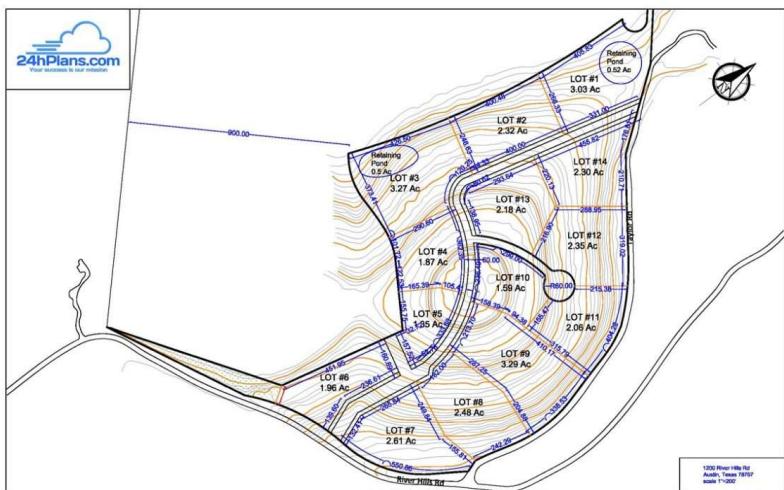
A subdivision is literally a large piece of land subdivided into two or more plots or parcels meant for individual ownership.

A **MAJOR SUBDIVISION** (Sketch/Preliminary Plan) is one in which a large parcel is to be separated into separate lots, and tracts intended for individual ownership, and roadways which provide access to these interior parcels.

Major subdivisions include the delivery of utility services (water, sanitary sewer, dry utilities), and the management of stormwater runoff within the subdivision. As a result, this stage of the process involves extensive engineering.

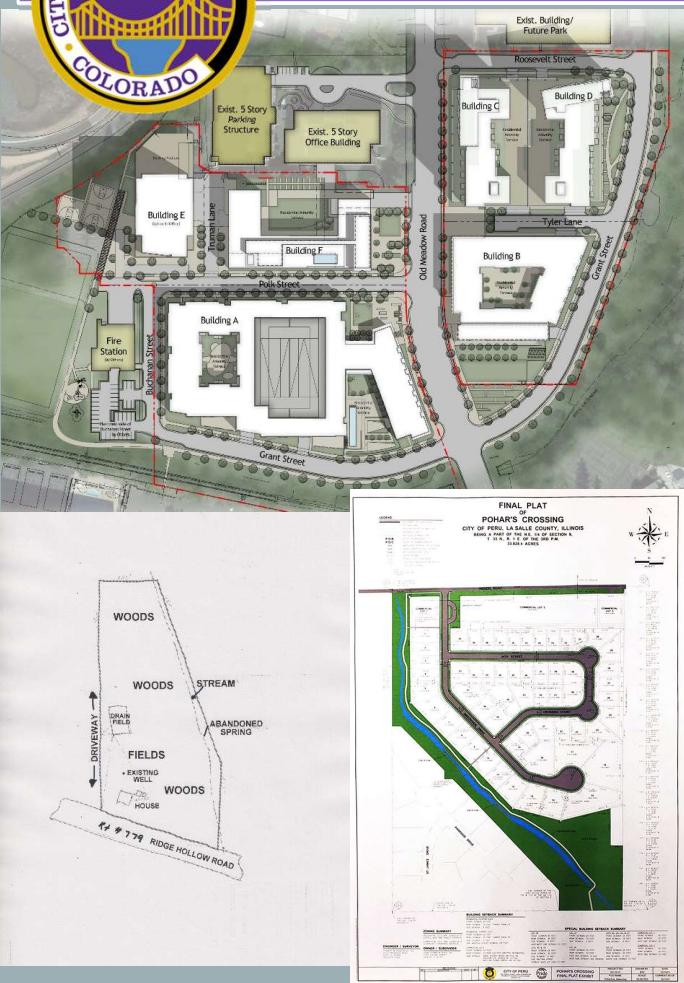
Subdivision design must also be consistent with the minimum lot size and frontage, density and end use established at zoning. Major subdivisions can involve residential, non-residential or a combination of the two as end uses, if the zoning permits.

Sketch/Preliminary Plans are considered by Planning Commission and City Council at a Public Hearing. If adopted, Council will do so by the adoption of a resolution establishing the conditions of approval. The Public Hearing is also necessary to put the public on notice of dedications of roadways and drainage facilities that the City will ultimately own and maintain.





FINAL PLATS, MINOR SUBDIVISIONS & SITE PLANS



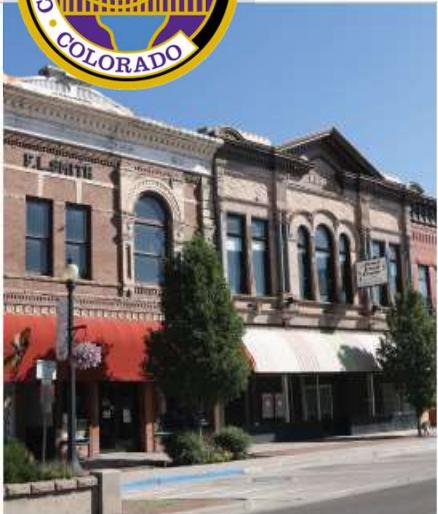
FINAL PLATS are the last stage of a major subdivision. In this step, the developer provides cost estimates for the public improvements required with the Sketch/Preliminary Plan. Those cost estimates become the basis for the financial security the developer provides the City before the City will record the Plat. Final Plats will always be accompanied by a Development Improvement Agreements which specifies the developer's construction obligations for the public infrastructure.

MINOR SUBDIVISIONS come in two types: the separation of a parcel less than 10 acres, involving the creation of five or fewer lots and with no public improvements required to serve the development, or, the platting of internal land use areas within a large Planned Development Zone District so that they can be legally conveyed to an end user. If the latter, a minor subdivision will always be accompanied by a Master Development Agreement, tying future infrastructure obligations to the development of internal land use areas.

SITE PLANS are the end stage of development for a non-residential, or multifamily residential lot. With a site plan, all the remaining "unknowns" from annexation and zoning are addressed, and the plan must show that it meets certain development standards such as minimum parking providing, site lighting & photometrics, landscaping and screening of trash receptacles and ground-mounted utilities. Site Plans do not require recordation, nor are they accompanied by a major agreement.



QUESTIONS?



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ANNEXATION & ZONING

REZONING

MAJOR SUBDIVISION:
Sketch/Preliminary Plan

FINAL PLAT

MINOR SUBDIVISION

SITE PLAN

DISCRETIONARY ZONING:
Conditional Use Permit
Special Review Use