

Canyon Creek Planned Development Amendment No. 11

Thank You and Intent

Thank you to the Commission, staff, and neighbors for the January 7 hearing and follow-up. Our intent is simple: respond to what we heard, build trust through clear commitments, and keep working with neighbors as the design and tenanting move forward.

We also want to be thoughtful about how those commitments are written. The Planned Development standards will be recorded and will run with the land in perpetuity. Our goal is to address today's concerns while preserving a reasonable level of flexibility so the property can serve the neighborhood over time and future residents can still participate in what comes next. We believe the best outcomes come from putting firm design and compatibility guardrails in the PD, then using Special Review and site plan conditions to address tenant-specific operational topics when they are known and can be evaluated with real information.

PD Amendment Edits Made to the Recorded PD Standards and Exhibits

The items below respond directly to the PD Amendment language and the PD exhibits that will run with the land.

1. Parking Standard

We revised the PD to eliminate any minimum parking requirement within the Planned Development, while leaving intact the Town's UDC parking maximum framework. This preserves the Town's upper cap on parking while allowing the site plan to right size parking, reduce paved area, and allocate space to landscaping and pedestrian circulation.

2. Residential Adjacency Setback and Buffer

We revised the PD to clarify that the minimum setback adjacent to any residential zone district is a landscaped buffer area that must include evergreen shrubs and trees and may include fences, site walls, and additional plantings. We also revised the PD to prohibit the following within that minimum buffer: parking and vehicle stalls, drive lanes and circulation aisles, trash and recycling receptacles or enclosures, signage, and light fixtures. This makes the residential edge a true landscape and screening zone rather than a functional service zone.

3. Land Use Table and Prohibited Uses

We revised the PD permitted use framework to include a clearer and more complete land use table that mirrors the Town's UDC use classification format so it is straightforward for the public and staff to administer. The intent is to remove ambiguity and ensure the Planned Development standards themselves establish the tenanting guardrails.

4. Building Height and Building Separation

We revised the PD to reduce the maximum allowed building height consistent with the Commission's preference for a lower scale form adjacent to residential. We also added a minimum five foot building separation standard. This improves compatibility and aligns with common life safety and maintenance expectations.

5. Future Site Plan Review Condition

Regarding the request to return the future Site Plan to the Planning Commission, we request to keep this topic open for discussion at the February 18, 2026 meeting. We are incorporating specific guardrails into the Planned Development (PD) amendment and believe an additional review would be excessive, as the final Site Plan must align with the legally binding PD agreement. Given the prior opportunities for public participation, adding this step will cause further costs and several months of project delays. We have listened to the community and the Commission and are making concessions to honor all commitments within the amendment.

Operations and Operating Hours

We acknowledge the concern raised regarding operating hours and late night impacts. We share the goal of preventing adverse impacts to neighboring homes, particularly related to noise, lighting, and outdoor activity.

An Enforceable and Practical Approach

1. Keep the PD focused on clear use and design guardrails that shape what gets built.
2. Use Special Review and site plan conditions for operational topics, like outdoor activity hours, when a specific tenant or use is proposed and the Town and the public can evaluate real details.
3. For any tenant or use proposing outdoor seating, outdoor events, or amplified sound, the Tenant Improvement (TI) application submitted during the permit process will identify potential issues that may not align with the character of the neighborhood.
4. Continue to rely on and comply with existing Town performance standards for noise and lighting, with additional conditions applied where needed based on the specific use and site plan.

We believe this approach answers the neighborhood concern, keeps public involvement in place, and gives the Town meaningful tools to manage impacts without guessing today about future tenants.

Closing

We appreciate the Commission's direction and the neighbors' engagement. We have incorporated substantive changes into the PD standards and exhibits and we are committed to continued coordination with staff and the community as the project advances.