

community summary

pu'd total acres..... 42.91
open space acres..... 22.2
open space percent..... 52%

maximum net sf..... 514,193
maximum residential
net sf..... 379,635

maximum
dwelling units..... 340

maximum overall
dwelling units/ acre..... 7.9

maximum allowable
commercial net sf 134,558

maximum single-use
retail space net sf 30,000

-Lane Property-
Existing Resource
Zone District

Existing
Emergency
Egress Road

-Lane Property-
Existing Resource
Zone District

Colorado Parks & Wildlife
State Wildlife Area

Downzone to Resource
Zone District

Out
Parcel

Lot
G-1

Community
Garden

Park

The Tree Farm PUD
42.9 acres

Kodiak Ski Lake

Laura J
Estates
Subdivision

**PHASE 1
FINAL PLAT**

Lot
B-3

Lot
B-2

Lot
B-1

Lot
A-1

Lot
C-1

Lot
D-1

Lot
D-2

Lot
D-3

Lot
D-4

Lot
D-5

Lot
D-6

Lot
E-1

Lot
E-2

Lot
E-3

Lot
F-1

Lot
F-2

Shadowrock Dr.

Hurst
Property

East Valley Rd.

Orchard
Plaza

Willits Lane

State Highway 82

Willits Town Center

RFTA BRT Station

Pedestrian Underpass

RFTA BRT Station

Frontage Rd.



preliminary plan

june 2016

