

# Planning Report

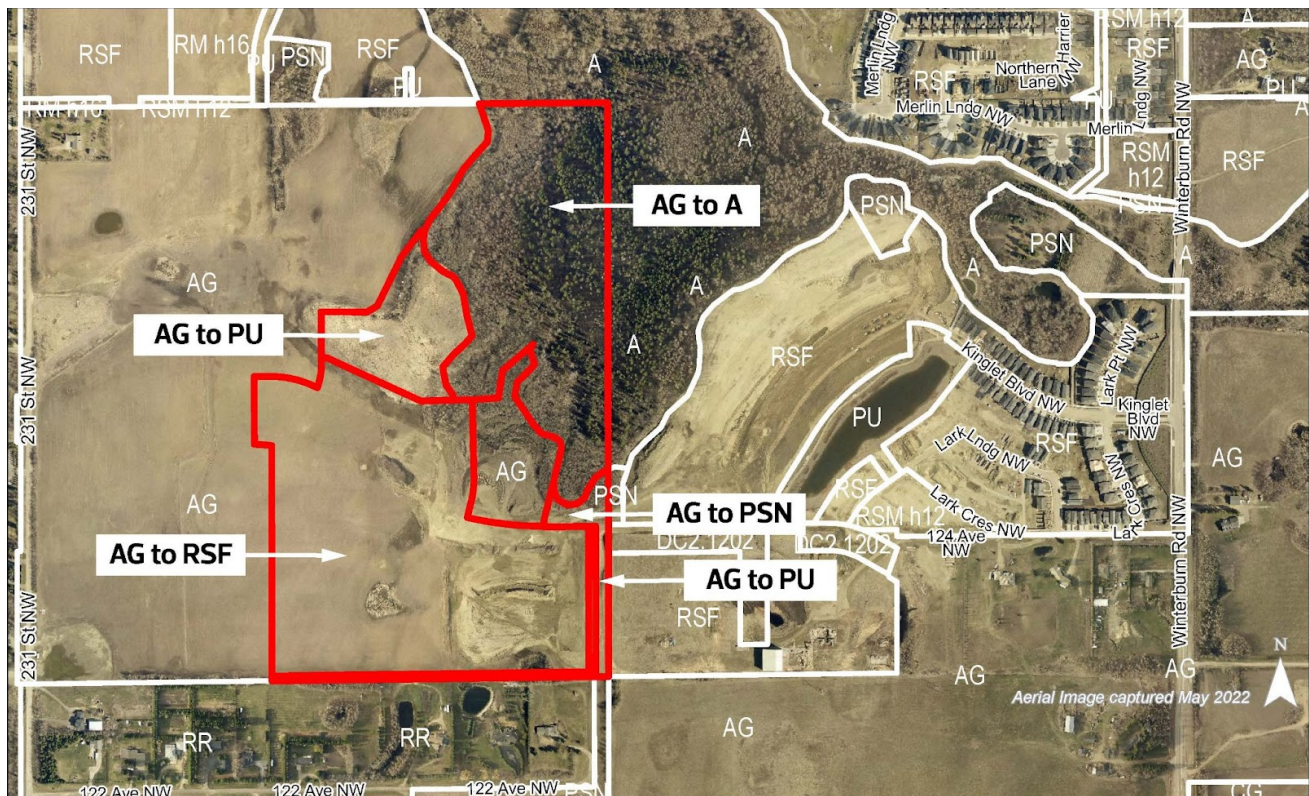
## Kinglet Gardens

### Nakota Isga

Edmonton

## Portion of 12711 - 231 Street NW

### Position of Administration: Support



## Summary

Charter Bylaw 20699 proposes a rezoning from the Agricultural Zone (AG) to the River Valley Zone (A), Neighbourhood Parks and Services Zone (PSN), Public Utility Zone (PU), and Small Scale Flex Residential Zone (RSF). The proposed zoning will preserve land within the North Saskatchewan River Valley and Ravine System, allow for a public park, a stormwater management facility, and a range of small scale housing. This Bylaw also aligns the boundary of the North Saskatchewan River Valley and Ravine System (NSRVRS) Protection Overlay (Section 2.260) within the Kinglet Gardens neighbourhood.

Bylaw 20697 proposes an amendment to the Big Lake Area Structure Plan to facilitate the proposed Kinglet Garden Neighbourhood Structure Plan amendment and rezoning. Bylaw 20698

proposes an amendment to the Kinglet Garden Neighbourhood Structure Plan to facilitate the proposed rezoning. Bylaw 20750 amends the boundary of the North Saskatchewan River Valley Area Redevelopment Plan, located in the north central portion of the Kinglet Gardens neighbourhood, to align with the associated amendment to the North Saskatchewan River Valley and Ravine System (NSRVRS) Protection Overlay.

Public engagement for this application included mailed notices, site signage, and information on City's webpage. Two people were heard from, neither expressed concerns.

Administration supports this application because it:

- Facilitates development within the Kinglet Gardens neighbourhood and contributes to Edmonton's growth to 1.25 million.
- Provides the opportunity for housing diversity and neighbourhood open space.
- Aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries.

## **Application Details**

This application was submitted by Stantec Consulting Ltd. on behalf of United Big Lake Corporation. The proposed rezoning area has been reduced and modified since the initial application.

The proposed River Valley Zone (A), Neighbourhood Parks and Services Zone (PSN), Public Utility Zone (PU), and Small Scale Flex Residential Zone (RSF) rezoning is accompanied by a plan amendment to the Big Lake Area Structure Plan (ASP) and the Kinglet Garden Neighbourhood Structure Plan (NSP).

The Big Lake ASP amendment reduces the size of a stormwater facility, reconfigures a park and residential land uses, and removes a commercial site and an identified public utility corridor (due to the removal of a pipeline and discharge of the right-of-way). The amendment updates these land use changes on Figure 11 Neighbourhood Plan, and in the Big Lake ASP Land Use and Population Statistics.

The Kinglet Gardens NSP amendment aligns with the proposed rezoning and the amendments of the ASP, and includes the removal of a small natural area identified only in the NSP. The amendment also deletes the Street Oriented Residential (Row Housing) land use designation and adds a Street Oriented Residential land use designation in the NSP, updates text related to street oriented residential, Figures 6, 7, 9, 10 and 14, and the Kinglet Gardens NSP Land Use and Population Statistics.

The application includes an amendment to the North Saskatchewan River Valley Area Redevelopment Plan to marginally modify the boundary of the ARP where it meets the north west boundary of the Kinglet Gardens neighbourhood.

## Site and Surrounding Area

The proposed rezoning area is generally located east of 231 Street NW, the northwest boundary of the city, and north of Yellowhead Trail NW and the Winterburn Industrial area. Beyond 231 Street to the west is Parkland County. The Kinglet Gardens neighbourhood shares its northern boundary with the Hawks Ridge neighbourhood, and the Pintail Landing neighbourhood to the east.

	Existing Zoning	Current Development
<b>Subject Site</b>	(AG) Agricultural Zone	Undeveloped land
<b>North</b>	(AG) Agricultural Zone (A) River Valley Zone	Undeveloped land (Hawks Ridge neighbourhood) North Saskatchewan River Valley and Ravine System
<b>East</b>	(A) River Valley Zone (RSF) Small Scale Flex Residential Zone (DC2) Site Specific Development Control Zone	North Saskatchewan River Valley and Ravine System Undeveloped land Undeveloped land
<b>South</b>	(RR) Rural Residential Zone	Rural residential
<b>West</b>	(AG) Agricultural Zone	Undeveloped land

## Community Insights

This application was brought forward to the public using the basic approach, with an increased notification area from 60 m to 120 m. This approach was selected because the application involves ASP and NSP amendments impacting a number of different land uses. The advance notice was sent to a broader catchment area for property owners within the Kinglet Gardens neighbourhood and to abutting property owners in Hawks Ridge neighbourhood. The basic approach included:

### Mailed Notice, January 6, 2023

- Notification radius: Custom 120 metres
- Recipients: 229
- Responses: 2 One respondent advised that the recipient was not the property owner to which the notice was addressed, and one wanted more information about why they had received the notice. No one expressed support or opposition or had concerns.

## **Site Signage, February 16, 2023 and January 1, 2024**

- Two rezoning information signs were placed west of the property facing 231 Street NW and on at the west end of Kinglet Drive NW. Due to the passage of Charter Bylaw 20001, the signs will be updated January 1, 2024 to align with the zones of the new Zoning Bylaw.

## **Webpage**

- [edmonton.ca/rezoningapplications](https://edmonton.ca/rezoningapplications)

## **Notified Community Organizations**

- Big Lake Community League
- Big Lake Estates Homeowners Association

## **Common comments heard**

- No concerns were expressed regarding the application, questions were about why the notice was received (2). No comments were received from the notified community organizations.

## **Application Analysis**

### **The City Plan**

The subject property, located within the West Henday District of The City Plan, is identified as the North Saskatchewan River Valley and Ravine System, and residential in a developing area. This area is expected to contribute to Edmonton's population growth from 1 to 1.25 million. This proposal aligns with the goals and policies of The City Plan to accommodate all future growth for an additional 1 million people within Edmonton's existing boundaries and by providing opportunities for people to easily connect to and experience open space and features within districts.



*Site analysis context*

## Big Lake Area Structure Plan (ASP)

The proposed rezoning requires an amendment to both the Big Lake ASP in support of the proposed rezoning in Kinglet Gardens and the NSP as several land uses are being adjusted. The removal of a pipeline increases the developable area of the neighbourhood. A stormwater management facility is marginally reduced in size (rightsized), and a 1.2 ha commercial site is removed resulting in minor increases to circulation and parks, with an overall increase to the residential land use designation by 2.3 ha.

Proposed Bylaw changes to the ASP Land Use and Population Statistics include the following:

- A -0.8 reduction to Powerline & Utility ROW;
- A -0.1 reduction to ER (Natural Conservation);
- A +0.9 increase to Gross Developable Area;
- A +0.2 increase to Circulation Total
- A -0.5 decrease to Stormwater Management
- A +0.1 increase to School / Park
- A -1.2 decrease to Commercial
- A -1.4 decrease to Total Non-Residential
- A -2.5 decrease to Low Density Residential;

- A -8.6 decrease to Street Oriented Residential (Rowhousing) and replacement of that designation to Street Oriented Residential;
- A 13.4 increase to Street Oriented Residential; and
- A +2.3 increase to Total Residential

This Bylaw also amends the neighbourhood statistics for Kinglet Gardens as follows:

- +83 Residential Unit Count
- +230 Population Count

and the ASP totals are adjusted accordingly.

The ASP Bylaw also includes an administrative update to the Bylaw map to identify the existing Municipal Reserve parcel in Kinglet Gardens as a School / Park (MR). This was an error in the ASP Bylaw map predating the application.

## Neighbourhood Structure Plan

The Kinglet Gardens NSP identifies the rezoning area for residential (low density and street oriented row housing), commercial, a pocket park, a stormwater management facility, a public utility corridor, and two natural areas (ER).

The proposed NSP amendment removes a small natural area, land designated for commercial development, and a public utility corridor. It also marginally reduces the stormwater management facility and increases the size of a pocket park. These reductions result in an overall increase to land designated residential.

The amendment also proposes to change the Street Oriented Residential (Row Housing) land use designation, removing the restriction to row housing and changing it to Street Oriented Residential, generally defined as residential development of any type, with small front setbacks and with a lane access. This designation has a lower planned density (45 u/ha to 40 u/ha), but does not result in a reduction to the overall neighbourhood density, which is maintained at 33 du/nrha. This land use designation without specifying row housing has been supported in other neighbourhood structure plans across the city including Trumpeter, Edgemont, and The Uplands as it increases diversity of small scale built form.

Changes to the NSP Land Use and Population Statistics are summarised in the table below, and also includes minor increases to unit (+83) and population counts to (+230).

NSP Land Use and Population Statistics	Current	Proposed	Difference
Natural Area	0.6	0.5	- 0.1
Pipeline & Utility Right-of-way	3.7	2.9	-0.8
Gross Developable Area	195.9	196.8	+0.9

Adjusted Gross Developable Area	129.4	130.3	+0.9
Commercial	4.3	3.1	-1.2
Pocket Parks & Greenways	2.7	2.8	+0.1
Circulation	25.9	26.1	+0.2
Stormwater Management	9.8	9.3	-0.5
Total Non-Residential	49.2	47.8	-1.4
Net Residential Area (NRA)	80.2	82.5	+2.3
Single/Semi-detached	64.8	62.3	-2.5
Street Oriented Residential (RowHousing)	8.6	0	+4.8 ha
Street Oriented Residential	n/a	13.4	
Total Residential	80.2	82.5	+2.3

## Land Use Compatibility

Environmental Planning reviewed a Phase I Environmental Site Assessment for the subject lands and concurred with the conclusion that no environmental work was required, and that the lands are suitable for the proposed rezoning.

The proposed rezoning complies with the associated proposed amendments to the statutory plans, and is compatible with adjacent and planned zoning in the area.

## Mobility

Administration has reviewed and accepted a traffic study submitted in support of the rezoning application. The intent of the study was to assess the cumulative impact of the current and future development in the Big Lake area. Given the recent roadway upgrades completed at 215 Street / HWY 16 interchange and planned improvements along 137 Avenue, the study reviewed available capacity of the improved network and assessed the level of development that can be supported with no further upgrades to the network.

The analysis estimates an increase in delays and queues at Ray Gibbon Drive / 137 Avenue intersection in the peak hours as a result of new development generated traffic. However, 215 Street / HWY 16 interchange can accommodate additional traffic while maintaining acceptable traffic capacity thresholds.

Administration will continue to monitor traffic volumes in the area and collaborate with the area developers to strategize development priorities accordingly.

With the development of the rezoning area, the owner will be required to construct a temporary roadway from the west terminus of Kinglet Drive NW to 231 Street NW to provide secondary public access into the neighbourhood from 231 Street NW. The owner will also be required to construct shared pathways along the top of bank, the stormwater pond facility, and the collector roadways associated with this development including two safe crossings where the shared pathways intersect with Kinglet Drive NW.

Edmonton Transit Service operates On-demand transit to the Big Lake area, including previously developed sections of the Kinglet Gardens neighbourhood. On-demand transit is available east of the rezoning area near the intersection of Winterburn Road (215 Street NW) and Kinglet Boulevard NW. As development continues within Kinglet Gardens, all future residents within the subject rezoning area will be within 600 metres walking distance of transit service.

## Open Space

This application proposes to remove a small wetland (natural area W11) and the diagonal pipeline corridor. An update to the Ecological Network Report was prepared, assessing these changes and resulting impacts to ecological connectivity. As a result of the small size, the Ecological Network Report assessed that the wetland was no longer viable in a post-development context. Recommendations to support ecological connectivity and supplement this loss have been made. These include enhanced vegetation planting in such locations as the east-west public utility corridor, within the 231 Street wildlife crossing points, and the pocket park. In addition, in accordance with Objective 9, Policy 3.4.3 of the NSP, *"Plantings of native species should be utilized to add to the habitat value of the ecological network within the neighbourhood"*.

## Utilities

As part of the application, an amendment to the *Pintail Landing and Kinglet Gardens* Neighbourhood Design Report (NDR) was reviewed and accepted by Administration. The NDR amendment examined the impacts that the proposed rezoning would have on existing and planned sewer systems in the neighbourhood. Through this review, it was identified that sufficient capacity is available in these systems to accommodate the development under the proposed rezoning.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

EPCOR Water advises that a connection to a water main stub is available on Kinglet Drive; however, also advised that additional connections are likely to be required. Such connections will be identified in a Hydraulic Network Analysis that is required with subdivision approval. The applicant/owner will be responsible for all costs associated with providing required water

supply including any changes to the existing water infrastructure required by the proposed zoning.

## **Appendices**

1. Current Big Lake ASP Land Use and Population Statistics - Bylaw 20722
2. Proposed Big Lake ASP Land Use and Population Statistics - Bylaw 20697
3. Current Kinglet Gardens NSP Land Use and Population Statistics - Bylaw 19288
4. Proposed Kinglet Gardens NSP Land Use and Population Statistics - Bylaw 20698
5. Big Lake ASP Land Use Concept Map Comparison
6. Kinglet Gardens NSP Land Use Concept Map Comparison

Written By: Cyndie Prpich

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Bylaw 20722 BIG LAKE AREA STRUCTURE PLAN LAND USE AND POPULATION STATISTICS							
	NEIGHBOURHOOD						Balance of ASP
	Total	(1) Trumpeter	(2) Starling	(3) Hawks Ridge	(4) Pintail Landing	(5) Kinglet Gardens	
<b>Gross Area</b>	<b>921.4</b>	<b>172.0</b>	<b>132.1</b>	<b>163.2</b>	<b>183.3</b>	<b>205.8</b>	<b>65.0</b>
Powerline & Utility ROW	15.8	5.0	2.2	2.8	2.1	3.7	
Sewer ROW	9.2	3.2	2.0	4.0			
ER (Natural Conservation)	169.6	27.1	14.8	50.9	16.1	3.1	57.6
Transportation Utility Corridor	14.6		14.6				
Arterial Road Widening	21.4	6.1	0.7	3.2	0.9	3.1	7.4
<b>Gross Developable Area</b>	<b>689.7</b>	<b>129.7</b>	<b>97.7</b>	<b>102.2</b>	<b>164.2</b>	<b>195.9</b>	
Glendale Golf Course (Existing)	61.5				61.5		
Existing Uses	66.5					66.5	
Circulation Total	106.8	26.1	13.9	20.4	20.5	25.9	
Stormwater Management	50.4	12.1	10.6	7.0	10.9	9.8	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	7.1				3.1	4.0	
School / Park	43.8	8.9	12.4	8.8	9.8	3.9	
Commercial	14.4	0.5			9.6	4.3	
Mixed Use Non-Residential	0.9	0.2		0.7			
Transit	1.0				1.0		
Urban Service Area - Fire Station	1.0				1.0		
<b>Total Non-Residential</b>	<b>229.7</b>	<b>48.4</b>	<b>39.3</b>	<b>37.0</b>	<b>55.8</b>	<b>49.2</b>	
Low Density Residential	252.1	50.9	46.1	55.8	34.5	64.8	
Medium Density Residential	19.3	7.5		5.0	6.8		
Medium Density Residential (RF5RF6)	6.6		6.6				
Medium Density Residential (RA7)	9.8		3.0			6.8	
Street Oriented Residential (Row Housing)	21.4	7.3		2.5	3.0	8.6	
Mixed Use Residential	3.8	1.0		2.0	0.8		
Future Residential and Associated Uses	17.5	14.7	2.8				
<b>Total Residential</b>	<b>332.4</b>	<b>81.4</b>	<b>58.5</b>	<b>65.3</b>	<b>47.0</b>	<b>80.2</b>	

<b>Total Residential Unit Count</b>	<b>11,233</b>	2,597	1,963	2,205	1,846	2,622
<b>Total Population Count</b>	<b>28,159</b>	5,847	5,847	5,413	4,322	6,730
<b>Total Student Generation</b>	<b>3,411</b>	779	628	613	616	775

Table 2 - Big Lake Area Structure Plan Land Use and Population Statistics Bylaw 20697

	Neighbourhood						Balance of ASP
	Total	(1) Trumpeter	(2) Starling*	(3) Hawks Ridge*	(4) Pintail Landing	(5) Kinglet Gardens*	
<b>Gross Area</b>	<b>921.4</b>	<b>172.0</b>	<b>132.1</b>	<b>163.2</b>	<b>183.3</b>	<b>205.8</b>	<b>65.0</b>
Powerline & Utility ROW	15	5.0	2.2	2.8	2.1	2.9	
Sewer ROW	9.2	3.2	2.0	4			
ER (Natural Conservation)	169.5	27.1	14.8	50.9	16.1	3	57.6
Transportation Utility Corridor	14.6		14.6				
Arterial Road Widening	21.4	6.1	0.7	3.2	0.9	3.1	7.4
<b>Gross Developable Area</b>	<b>690.6</b>	<b>129.7</b>	<b>97.7</b>	<b>102.2</b>	<b>164.2</b>	<b>196.8</b>	
Glendale Golf Course	61.5				61.5		
Existing Uses	66.5					66.5	
Circulation Total	107	26.1	13.9	20.4	20.5	26.1	
Stormwater Management	49.9	12.1	10.6	7.0	10.9	9.3	
Natural Maintenance	2.4		2.4				
Natural Area (Municipal Reserve)	7.1				3.1	4.0	
School/ Park	43.9	8.9	12.4	8.8	9.8	4	
Commercial	13.2	0.5			9.6	3.1	
Mixed Use Non-Residential	0.9	0.2		0.7			
Transit	1.0				1.0		
Urban Service - Fire Station	1.0				1.0		
<b>Total Non-Residential</b>	<b>228.7</b>	<b>48.4</b>	<b>39.3</b>	<b>37.4</b>	<b>55.8</b>	<b>47.8</b>	
Low Density Residential	250.7	50.9	46.1	56.8	34.5	62.3	
Medium Density Residential	20.9	7.5		4.7	6.8		
Medium Density Residential (RFS / RF6)	6.6		6.6				
Medium Density Residential (RA7)	9.8		3.0			6.8	
Street Oriented Residential (Row Housing)	13.6	7.3		3.3	3.0	0	
Street Oriented Residential	13.4					13.4	
Mixed Use Residential	3.8	1.0		2.0	0.8		
Future Residential and Associated Uses	17.5	14.7	2.8				
<b>Total Residential</b>	<b>336.2</b>	<b>81.4</b>	<b>58.5</b>	<b>66.8</b>	<b>47.0</b>	<b>82.5</b>	
Total Residential Unit Count	11399	2597	1963	2205	1846	2705	
Total Population Count	28619	5847	5847	5413	4322	6960	
Total Student Generation	3411	779	628	613	616	775	

**KINGLET GARDENS NEIGHBOURHOOD STRUCTURE PLAN LAND USE  
CONCEPT AND POPULATION STATISTICS BYLAW 19288**

	Area (ha)	% of GA	% of a GDA
<b>Gross Area (GA)</b>	<b>205.8</b>		
Environmental Reserve			
Natural Area	0.6	0.3%	
Upland Setback	2.5	1.2%	
Pipeline & Utility Right-of-Way	3.7	1.8%	
Arterial Road Right-of-Way	3.1	1.5%	
<b>Gross Developable Area</b>	<b>195.9</b>		
Existing Land Uses			
Existing Residential	57.6	28.0%	
Existing Business Industrial	3.1	1.6%	
Existing School/Park	5.8	2.8%	
<b>Adjusted Gross Developable Area (GDA)</b>	<b>129.4</b>		
Commercial	4.3		3.3%
Parkland, Recreation, (Municipal Reserve)			
Community League	1.2		1.0%
Pocket Parks & Greenways	2.7		2.1%
Natural Area (MR)	4.0		3.1%
Transportation	25.9		20.0%
Circulation			
Infrastructure & Servicing			
Drainage (Public Utility Lot)	1.3		1.0%
Stormwater Management	9.8		7.6%
<b>Total Non-Residential Area</b>	<b>49.2</b>		<b>38.0%</b>
<b>Net Residential Area (NRA)</b>	<b>80.2</b>		<b>62.0%</b>

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

Land Use	Area (ha)	Units/ha	Units	People/Unit	% of Total Units	Population
Single/Semi-Detached	64.8	25	1,620	2.8	62%	4,536
Street Oriented Residential (Row Housing)	8.6	45	387	2.8	15%	1,084
Low-rise / Multi / Medium Units	6.8	90	612	1.8	23%	1,102
<b>Total</b>	<b>80.2</b>		<b>2,619</b>		<b>100%</b>	<b>6,722</b>

**SUSTAINABILITY MEASURES**

Population per Net Residential Hectare (p/nrha)	84
Dwelling Units per Net Residential Hectare (du/nrha)	33
Single/Semi-detached] / [Row Housing; Low-rise/Medium Density; Medium to High Rise] Unit Ratio	62% / 38%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	100%
Population (%) within 600m of Commercial Service	81%

Presence/Loss of Natural Areas

Protected as Environmental Reserve (ha)	<b>3.1</b>
Conserved as Naturalized Municipal Reserve (ha)	<b>4.3</b>
Lost to Development (ha)	<b>8.2</b>

**STUDENT GENERATION STATISTICS**

Level	Public	Separate
Elementary	259	129
Junior High School	129	65
Senior High School	129	65
<b>Total</b>	<b>517</b>	<b>259</b>

**KINGLET GARDENS NEIGHBOURHOOD STRUCTURE PLAN  
LAND USE AND POPULATION STATISTICS  
PROPOSED BYLAW 20698**

	Area (ha)	% of GA	% of a GDA
Gross Area	<b>205.8</b>		
Environmental Reserve			
Natural Area	0.5	0.30%	
Upland Setback	2.5	1.27%	
Pipeline & Utility Right-of-Way	2.9	1.47%	
Arterial Road Right-of-Way	3.1	1.57%	
<b>Gross Developable Area</b>	<b>196.8</b>		
Existing Land Uses			
- Existing Residential	57.6	29.00%	
- Existing Business Industrial	3.1	1.60%	
- Existing School/Park	5.8	2.90%	
<b>Adjusted Gross Developable Area (GDA)</b>	<b>130.3</b>		
Commercial	3.1		2.00%
Parkland, Recreation, (Municipal Reserve)			
- Community League	1.2		1.00%
- Pocket Parks & Greenways	2.8		2.10%
- Natural Area (MR)	4.0		3.10%
Transportation Circulation	26.1		20.00%
Infrastructure & Servicing			
Drainage (Public Utility Lot)	1.3		1.00%
Stormwater Management	9.3		7.60%
<b>Total Non-Residential Area</b>	<b>47.8</b>		<b>38.00%</b>
<b>Net Residential Area (NRA)</b>	<b>82.5</b>		<b>62.00%</b>

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

Land Use	Area (ha)	Units/ ha	Units	People/Unit	% of Total Units	Population
Single/Semi-Detached	62.3	25	1,557	2.8	57%	4,359
Street Oriented Residential	13.4	40	536	2.8	20%	1,500
Low-rise / Multi / Medium Units	6.8	90	612	1.8	23%	1,101
<b>Total</b>	<b>82.5</b>		<b>2,705</b>		<b>100%</b>	<b>6,960</b>

**SUSTAINABILITY MEASURES**

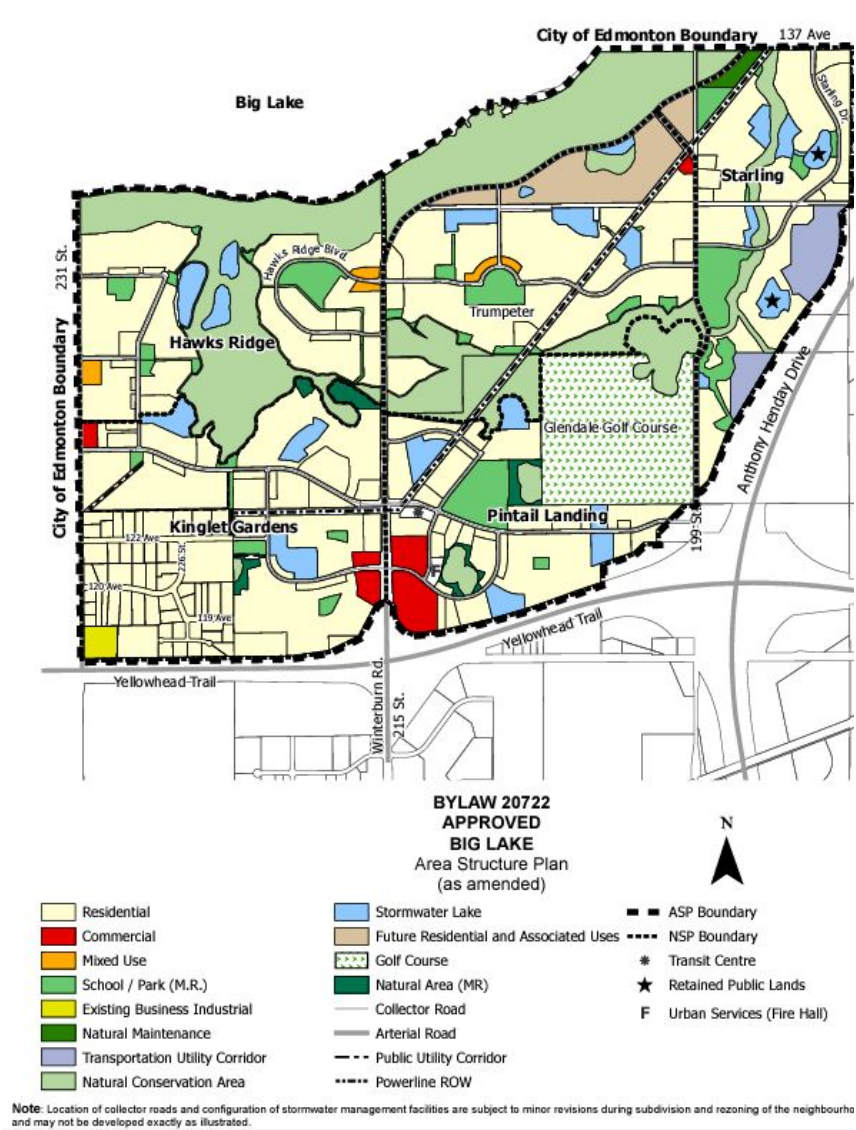
Population per Net Residential Hectare (p/nrha)	84
Dwelling Units per Net Residential Hectare (du/nrha)	33
Single/Semi-detached, Street Oriented Residential / Low-rise/Medium Density Unit Ratio	77%/23%
Population (%) within 500m of Parkland	100%
Population (%) within 400m of Transit Service	100%
Population (%) within 600m of Commercial Service	85%
Presence/Loss of Natural Areas	

Protected as Environmental Reserve	<b>3</b>
Conserved as Naturalized Municipal	<b>4.3</b>
Lost to Development (ha)	<b>8.3</b>

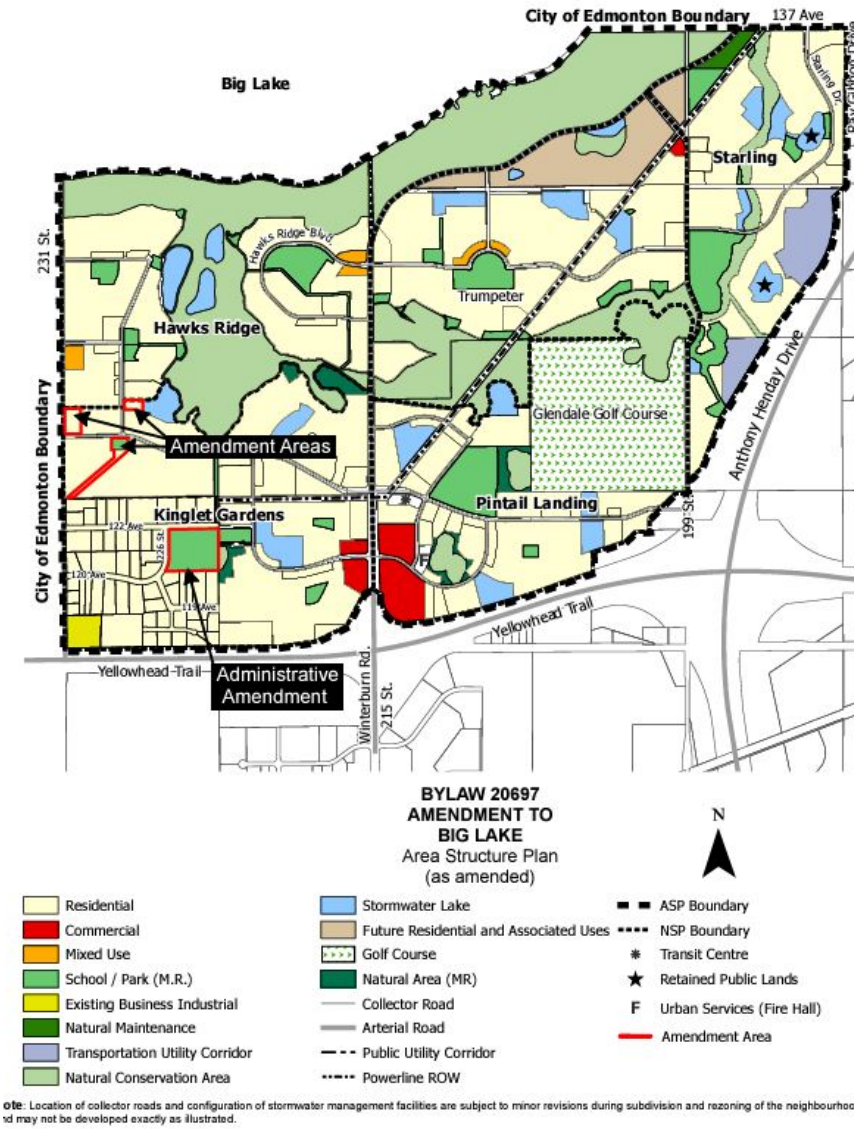
**STUDENT GENERATION STATISTICS**

Level	Public	Separate
Elementary	259	129
Junior High School	129	65
<u>Senior High School</u>	129	65
<b>Total</b>	<b>517</b>	<b>259</b>

## Big Lake ASP Land Use Concept Map Comparison

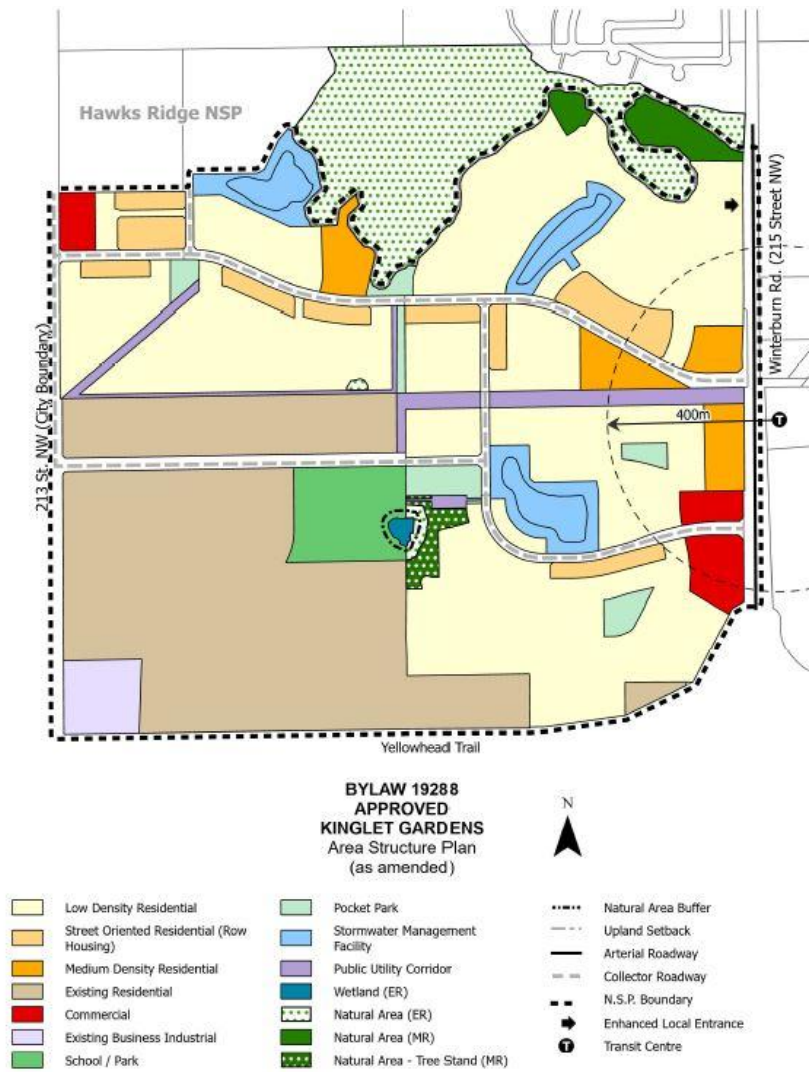


Current Land Use Concept Map



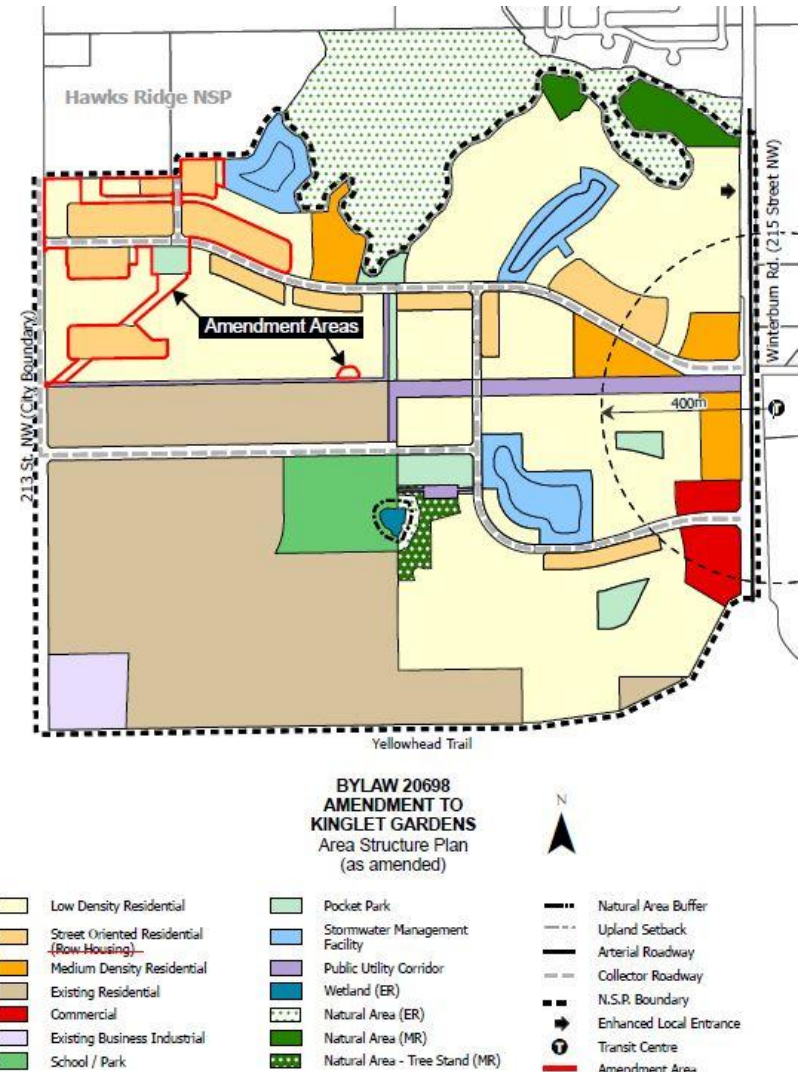
Proposed Land Use Concept Map

Kinglet Gardens NSP Land Use Concept Map Comparison



Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and retention of the neighborhood.

Current Land Use Concept Map



Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and retention of the neighborhood.

Proposed Land Use Concept Map