

# Silver Crossing

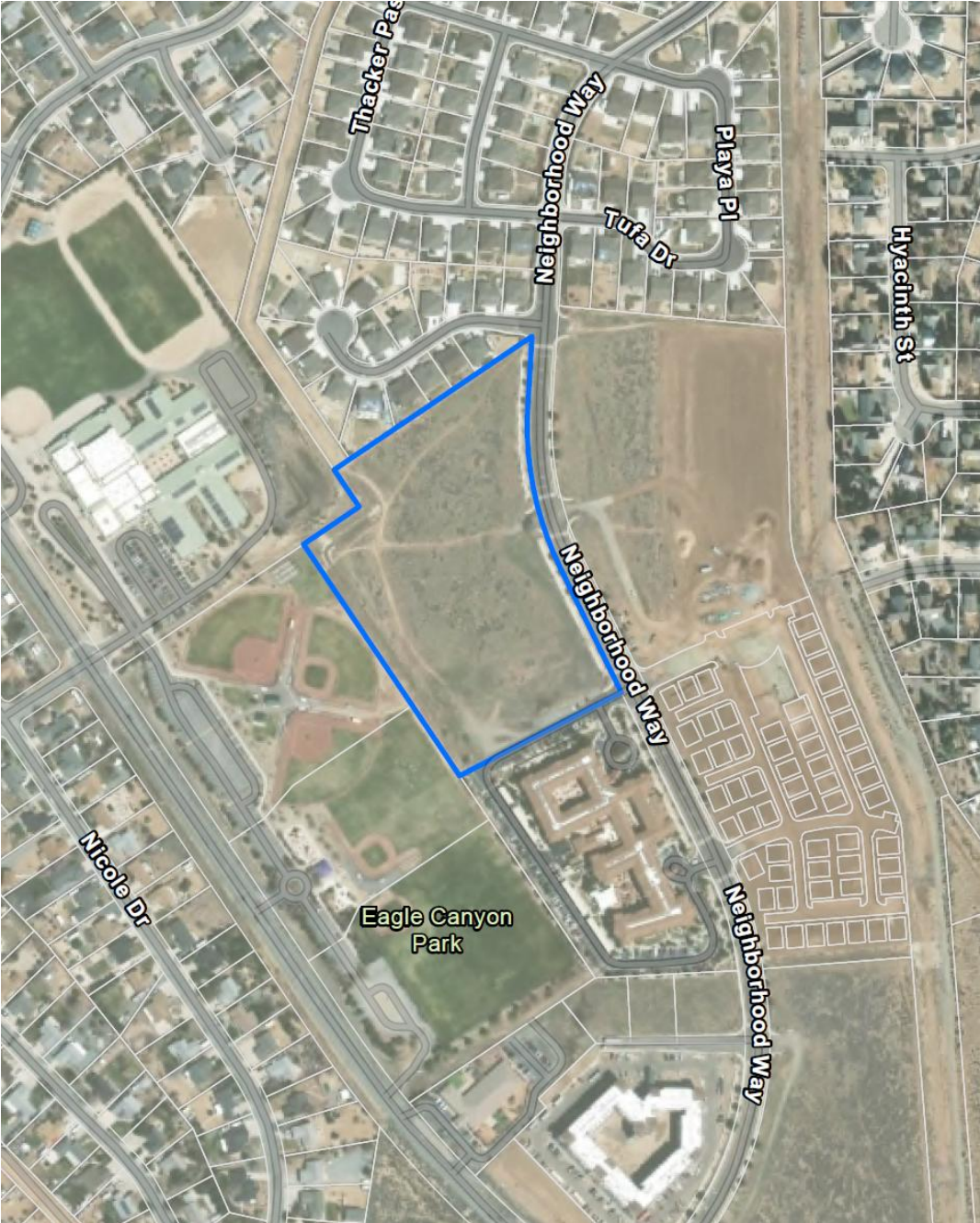
## Common Open Space Tentative Subdivision

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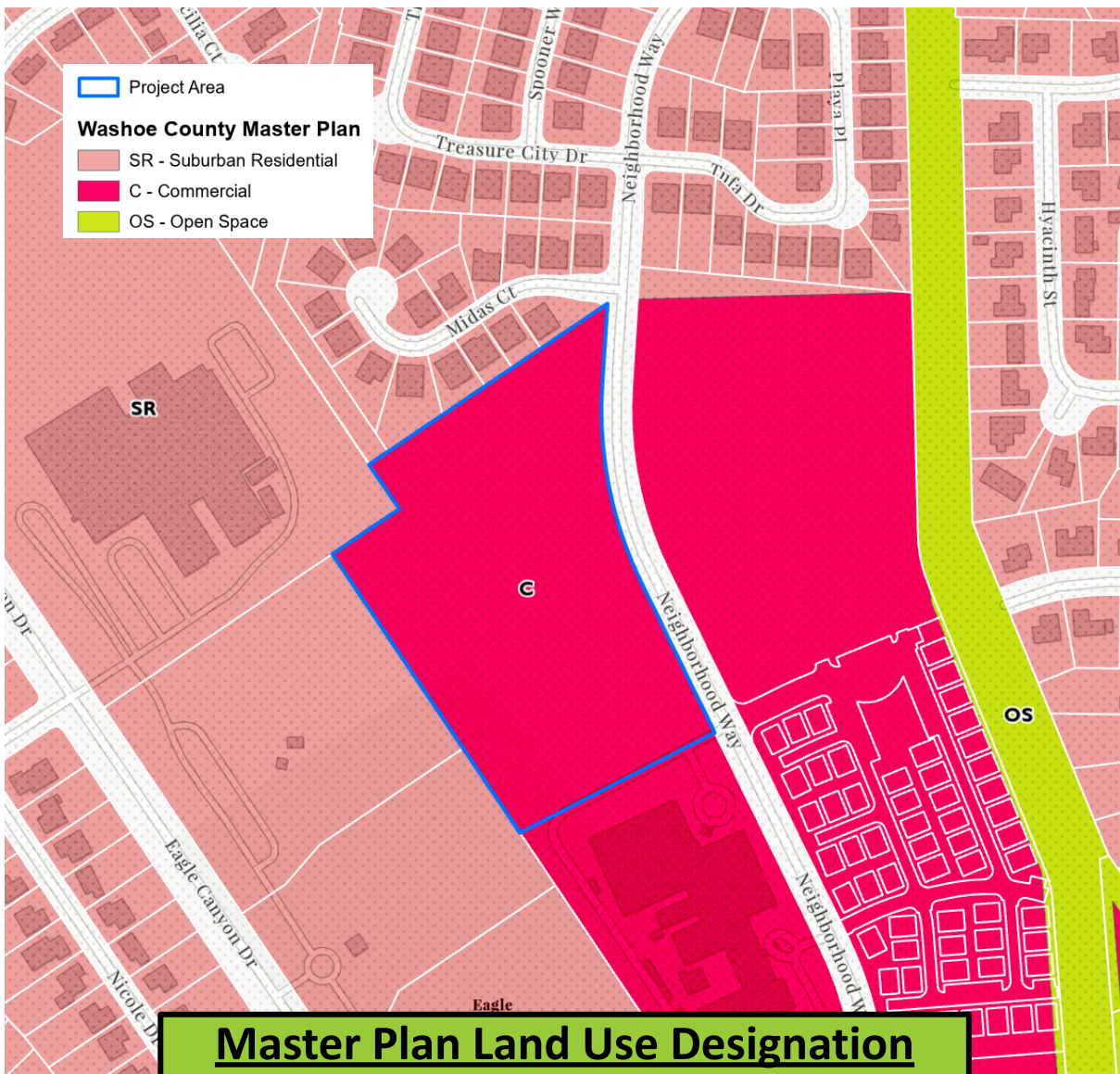
PLANNING COMMISSION | JANUARY 6, 2026



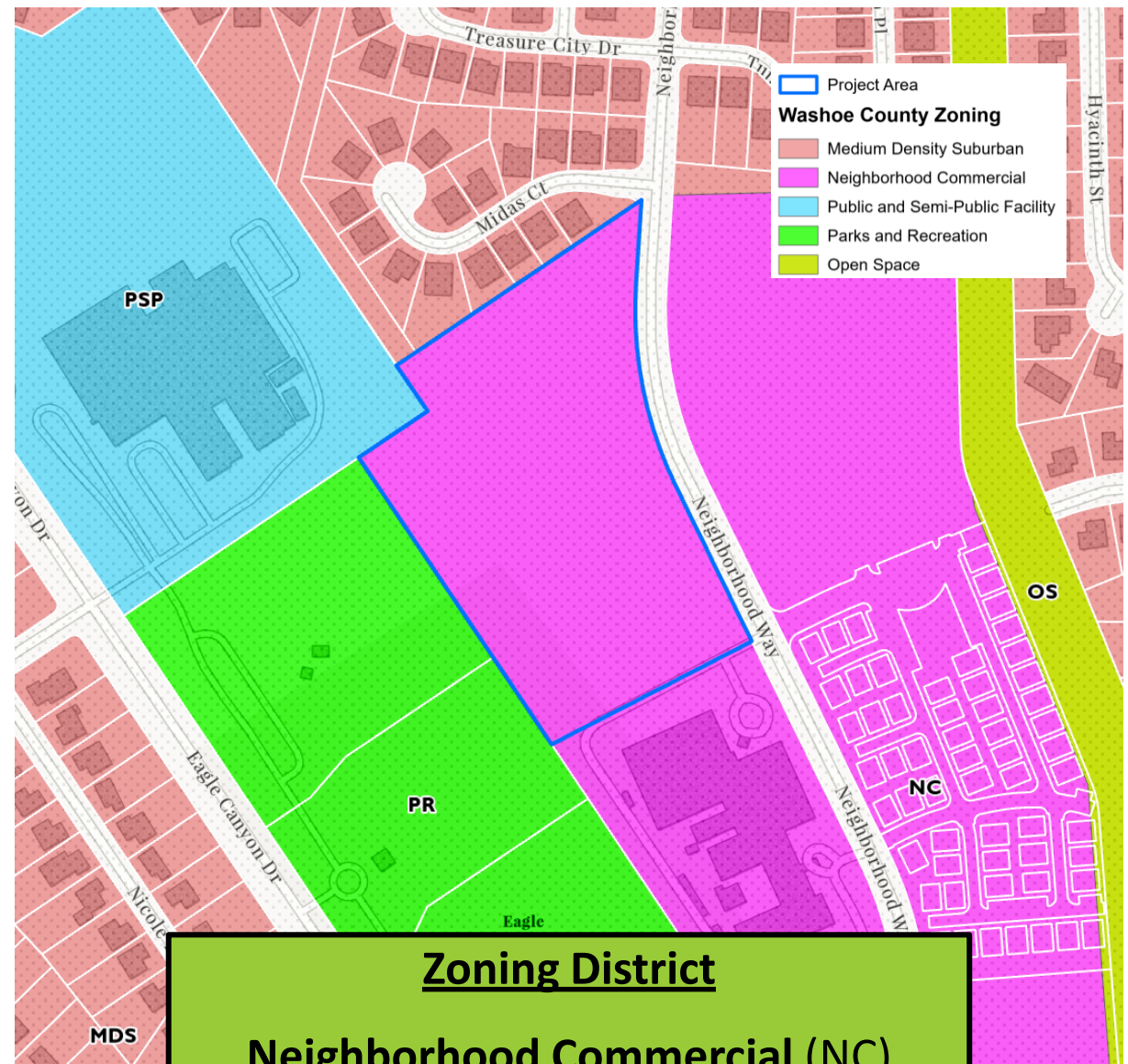
WOOD RODGERS



- ✓ Spanish Springs
- ✓ APN 532-031-16
- ✓ ≈11.21 acres
- ✓ West side of Neighborhood Way
- ✓ Adjacent to Eagle Canyon Park
- ✓ Close to Shaw MS & Spanish Springs HS
- ✓ SUP for 157-unit COC community approved in 2020



**Master Plan Land Use Designation**  
**Commercial (C)**



**Zoning District**  
**Neighborhood Commercial (NC)**  
 (maximum density allowed of 5 du/ac)



**Tentative Subdivision Map (Common Open Space Subdivision)**

To permit development of a 52-lot single family subdivision using COS development standards.

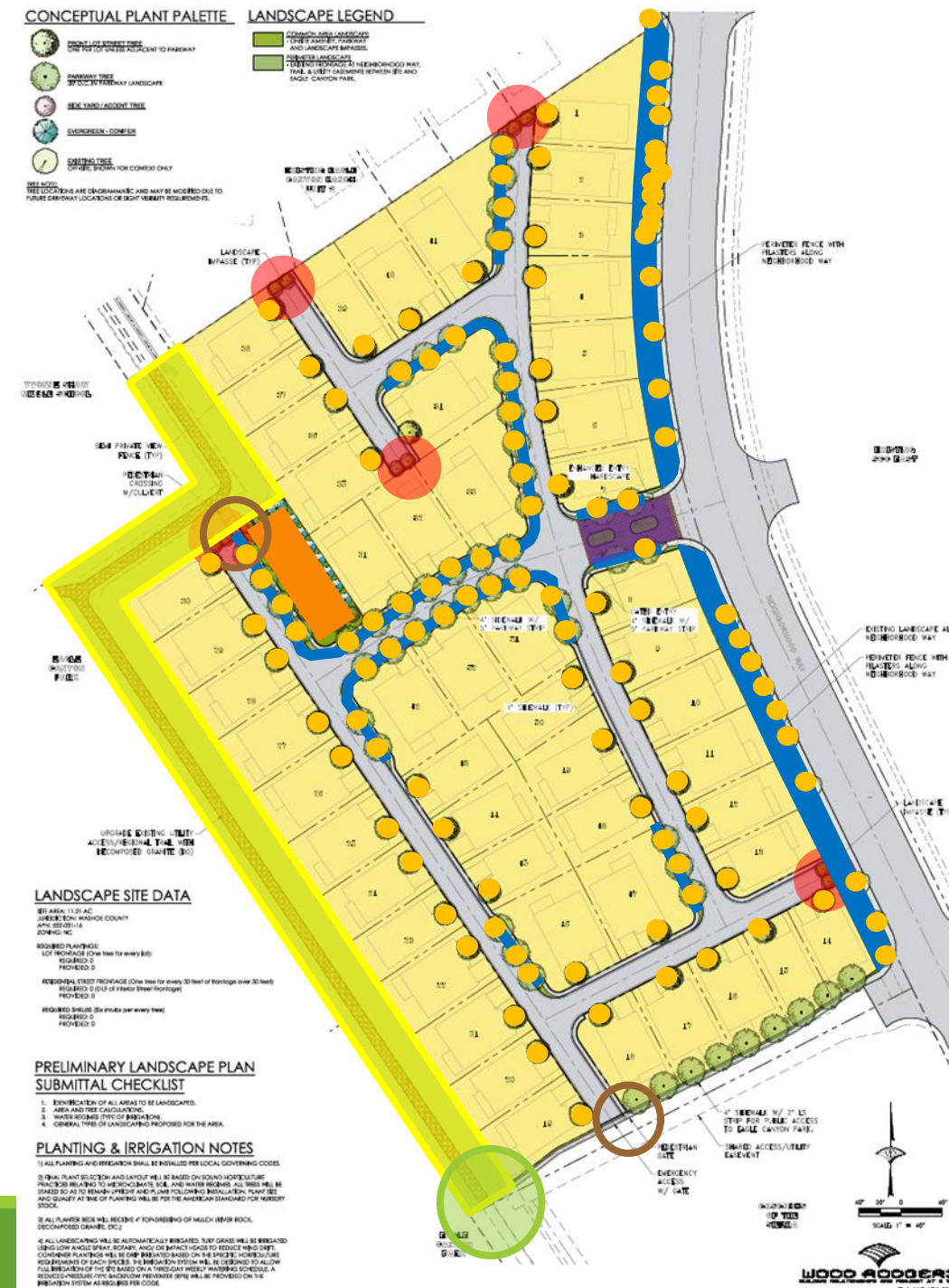


**Special Use Permit (SUP)**

To allow single-family detached residential on a parcel zoned Neighborhood Commercial.



- ✓ 52 single-family detached residential lots
- ✓ Boutique-style gated residential neighborhood
- ✓ Common open space includes:
  - Landscaped impasses at roadway termini
  - Amenity area with sport courts and tot lot
  - Decomposed granite trail along site's western boundary
  - Improvements to public pedestrian pathway along southern boundary
  - Landscaped parkways along Neighborhood Way and portions of internal roadways
  - Wider gated entrance parkway with divided landscaped median
  - Two pedestrian gates
  - Minimum of 1 tree per 30 linear feet of street frontage



- 🚗 473 daily trips
- 🚗 36 AM peak hour trips
- 🚗 48 PM peak hour trips
- 🚗 Gated community
- 🚗 30.5 ft internal roadway width includes:
  - ✓ 4 ft sidewalk on one side
  - ✓ minimum 20 ft drive isle
  - ✓ Parking on one side (opposite of sidewalk)
- 🚗 Primary access via Neighborhood Way (gated)
- 🚗 Secondary emergency-only access along southern boundary

### Neighborhood Way/Ember Drive & Eagle Canyon Drive

- 🚗 AM Peak LOS below acceptable (C → F)
- 🚗 RTC planned improvements to Pyramid Way and Eagle Canyon Drive anticipated to bring LOS to acceptable

🚗 No project improvements recommended in the Traffic Impact Study





# Questions?

Wood Rodgers, Inc  
Millisa Smith  
Planner

[mismith@woodrogers.com](mailto:mismith@woodrogers.com)