



Campbell Ranch FAQs

Question: What is the Campbell Ranch Master Plan?

Answer: It's a privately funded master plan on private property that the landowner submitted to the Town of Edgewood and received approval for back in 2002. It is the capstone of the vision the purchaser General Thomas Campbell had for the property when it was purchased back in 1936.

Question: How large is the Campbell Ranch Master Plan?

Answer: The Campbell Ranch Master Plan originally consisted of zoning for 4,023 homes on 8,046 acres on private property and includes some commercial and recreational areas along with two golf courses and a resort.

Question: How long will it take to develop the Campbell Ranch Master Plan?

Answer: No one can know for sure. The Campbell Ranch Master Plan's first preliminary plat was approved back in 2007 however development was correctly stopped due to the coming real estate market collapse. However even with the strong demand and huge under supply of housing most market experts would agree it would take at least 10-20 years.

Question: Where will the Campbell Ranch Master Plan get its water?

Answer: Campbell Ranch has existing water rights from the well field that the Paako community currently gets its water as well as additional domestic commercial water rights that are already approved for use on the Campbell Ranch property. There are several registered water utilities in the area that could provide water service to Campbell Ranch. Every preliminary plat subdivision submittal at Campbell Ranch must show Town of Edgewood ability for water service before any development rights are granted.

Question: Why is the Campbell Ranch Master Plan being updated?

Answer: The Campbell Ranch Master Plan was put in place 20yrs ago and contractually still held to Edgewood's 1999 subdivision regulations and zoning ordinances. Many things have changed since then including the subdivision rules and regs and zoning ordinances for the Town of Edgewood many times. Also things like housing preferences and sustainability criteria including water use. This update to our self imposed Master Plan criteria also clarifies older dated language and addresses some ambiguities that were not anticipated.