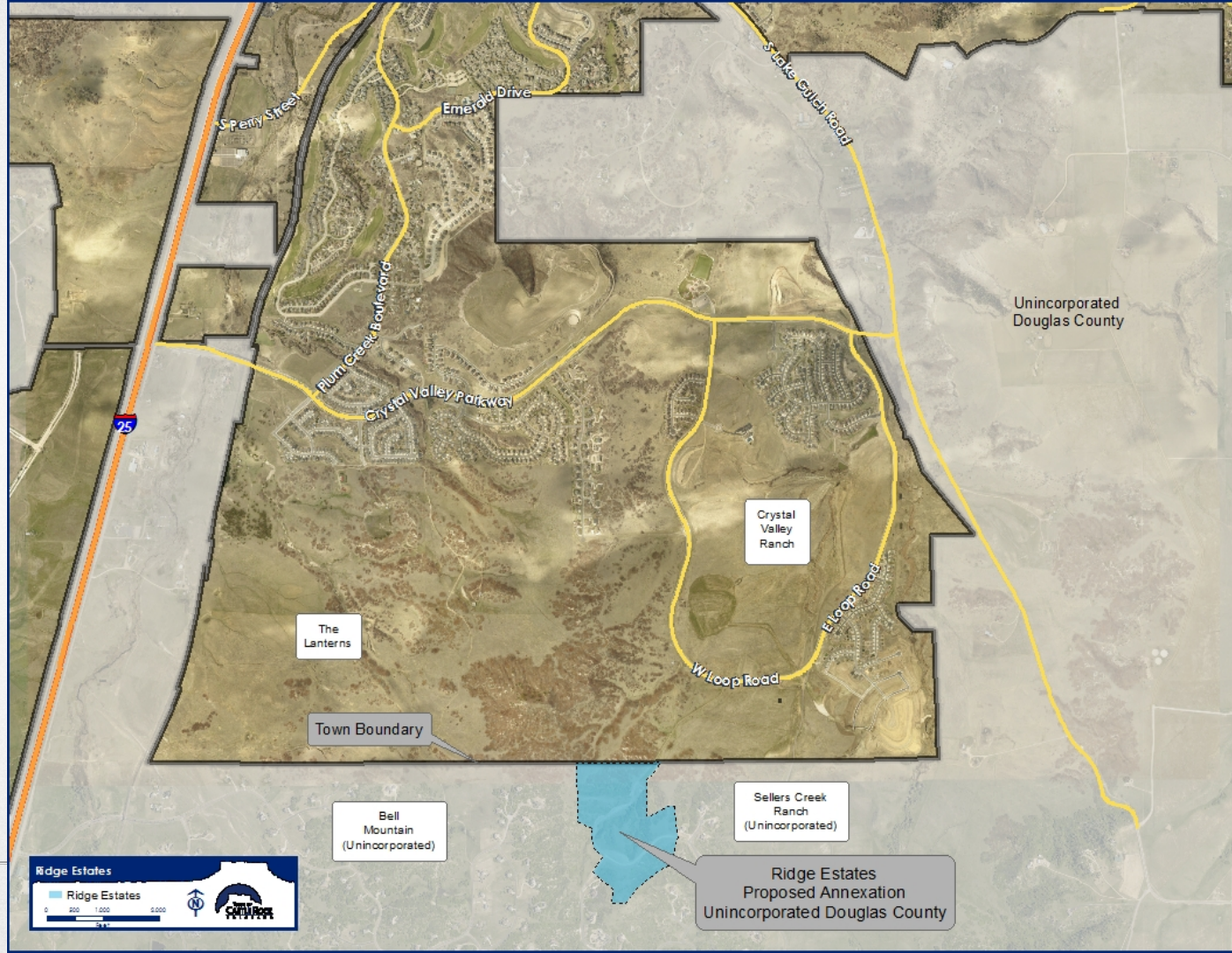
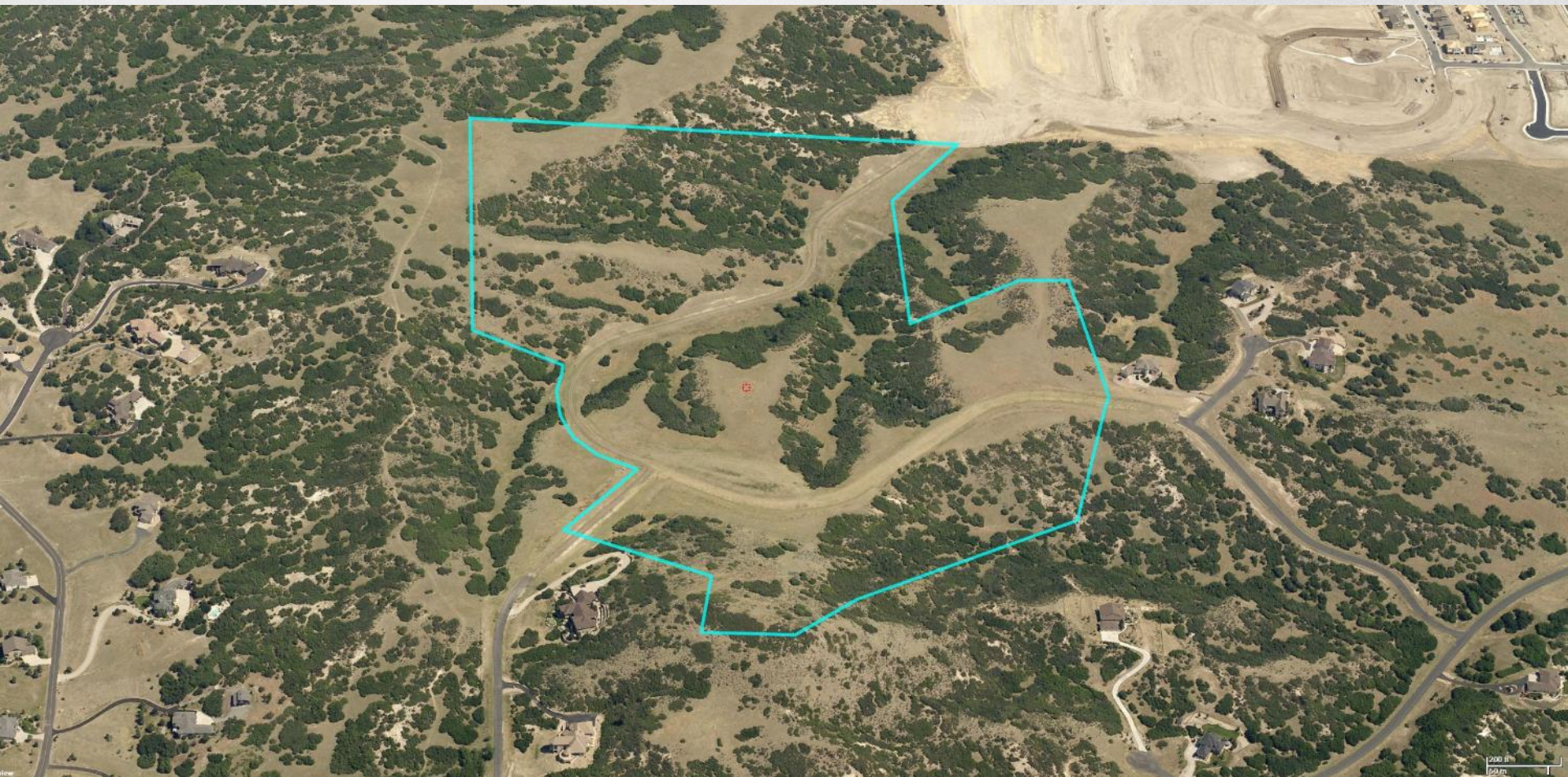


RIDGE ESTATES ANNEXATION AND PLANNED DEVELOPMENT PLAN

TOWN COUNCIL
JUNE 4, 2019





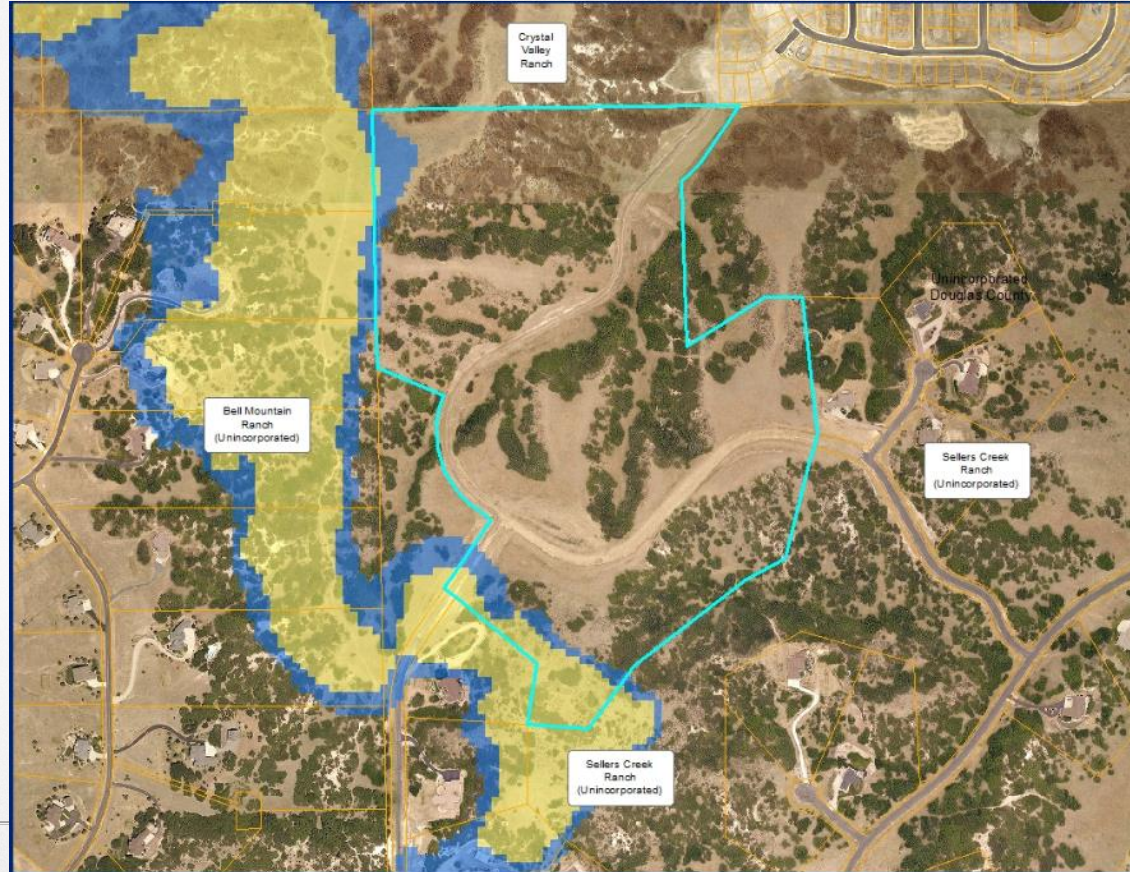


ANNEXATION BACKGROUND

- Why Annex? Council approved a Douglas County / Town IGA amendment in January 2008 providing for expansion of the Town boundary, as currently proposed.
- The Annexation Petition was accepted by the Town Clerk in March 2016 and Council approved the findings of Substantial Compliance and Eligibility in May and June 2016.
- Council approved a rezone to PA-4 in September 2018 reducing the number of units equal to the number of units proposed for Ridge Estates, a zero increase in total units for the CVR development.

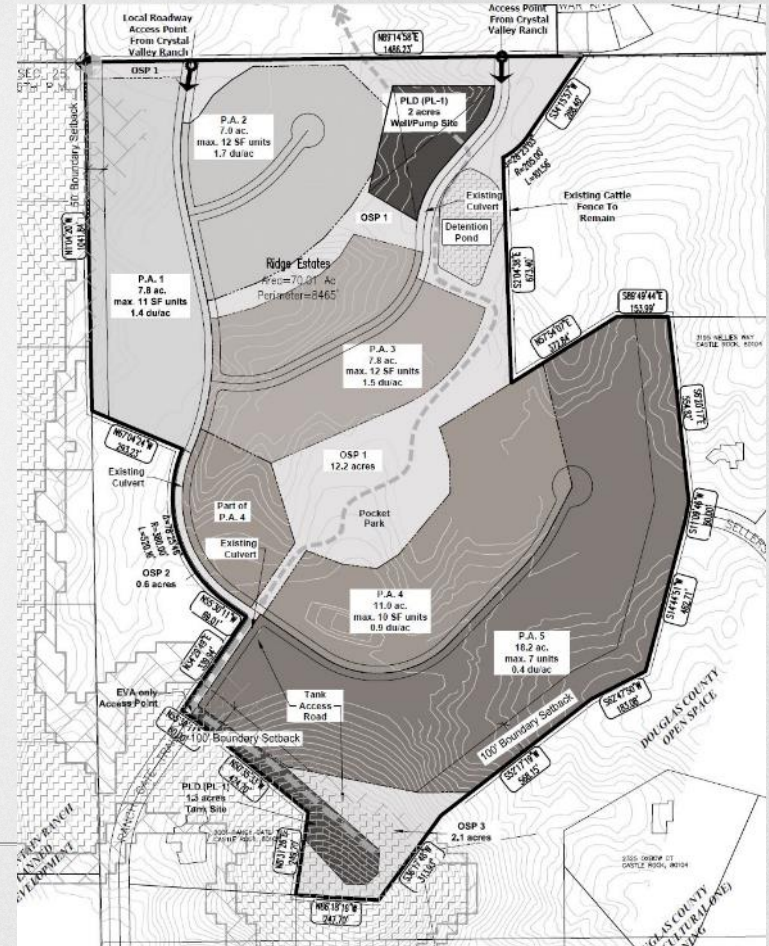
EXISTING CONDITONS

- 70-acre property with large lot County residential to the east, south, and west
- Crystal Valley ranch to the north
- Moderate and minor skyline on the perimeter



PLANNED DEVELOPMENT PLAN

- Maximum 52 Single-family dwelling units
- 5 Residential planning areas
- 3 Open space planning areas
- 2 Public land planning areas
- 2 Public road access points
- 1 Emergency vehicle access
- Trail system & pocket park



ANALYSIS FOR ANNEXATION

- Council previously approved an IGA amendment to allow expansion of the Town boundary as currently proposed.
- Town Council approved the Substantial Compliance and Eligibility findings and the property meets the State Statute requirements for annexation.
- The property integrates into Town infrastructure systems.
- The development plan is compatible with existing zoning and land uses in CVR and Douglas County.
- The project includes a financial contribution towards the Crystal Valley Interchange.

FINDINGS FOR ANNEXATION

The application meets criteria outlined in the Town's 2030 Comprehensive Master Plan Responsible Growth Principles for annexation areas:

- a. The project is capable of being integrated into Town infrastructure systems.*
- b. The project will be provided with adequate urban services.*
- c. The application will convey all ground water rights at time of annexation.*

ANALYSIS FOR THE PD PLAN & ZONING REGULATIONS

The proposed plan meets criteria outlined in Section 17.34.030 of the Town Code related to:

- Relationship to surrounding area
- Circulation and connectivity
- Services, project phasing, and off-site impacts
- Open space, public lands, and recreation amenities
- Preservation of natural features

RECOMMENDATION

The Planning Commission and staff recommend approval of the proposed Ridge Estates Annexation and Planned Development Plan and Zoning Regulations.

PROPOSED MOTIONS

“I move to approve the Ridge Estates Annexation Ordinance as introduced by title, first reading”.

“I move to approve the Ridge Estates Planned Development Plan and Zoning Regulations Ordinance as introduced by title, first reading”.



QUESTIONS & DISCUSSION