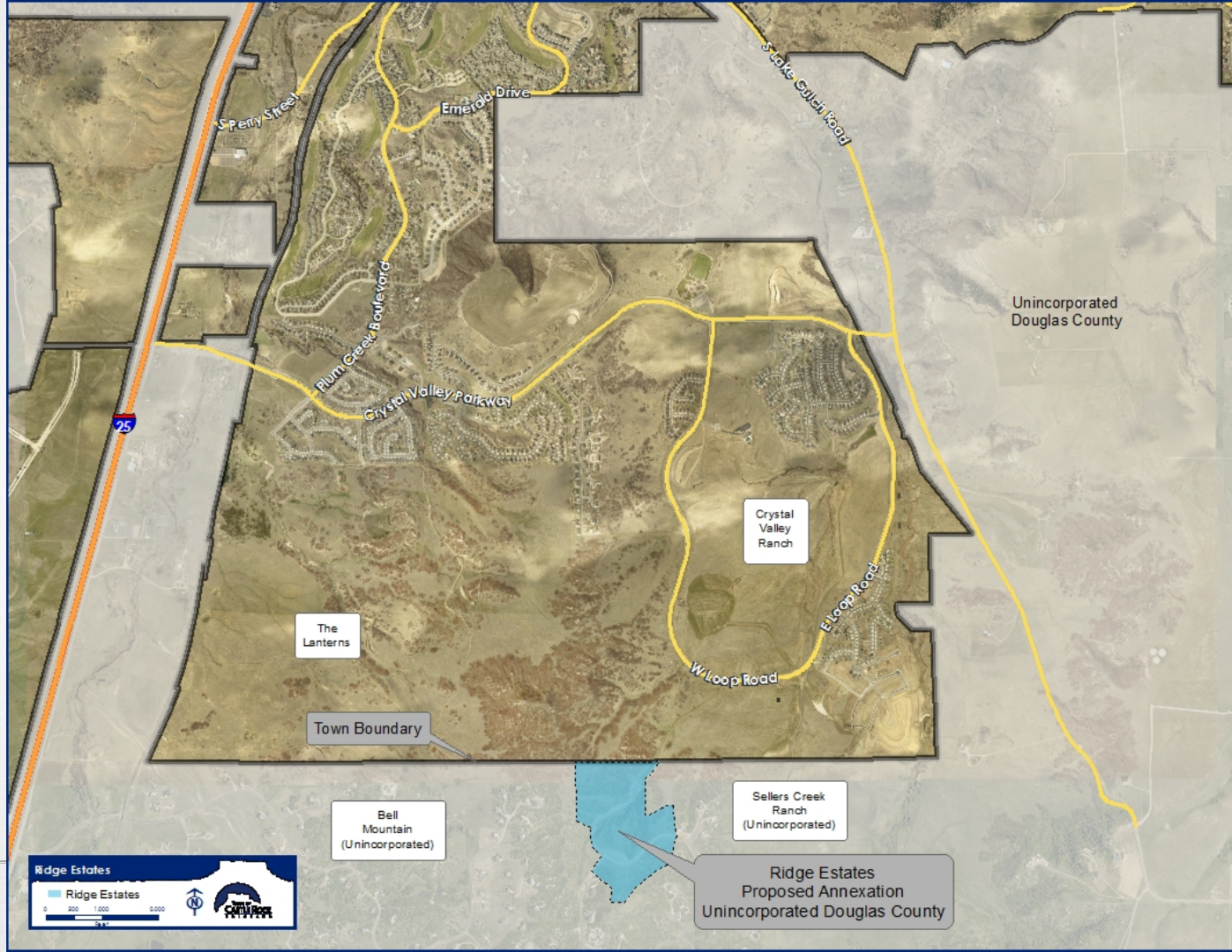


RIDGE ESTATES ANNEXATION, PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS, DEVELOPMENT AGREEMENT

TOWN COUNCIL
JULY 16, 2019





Ridge Estates

Ridge Estates

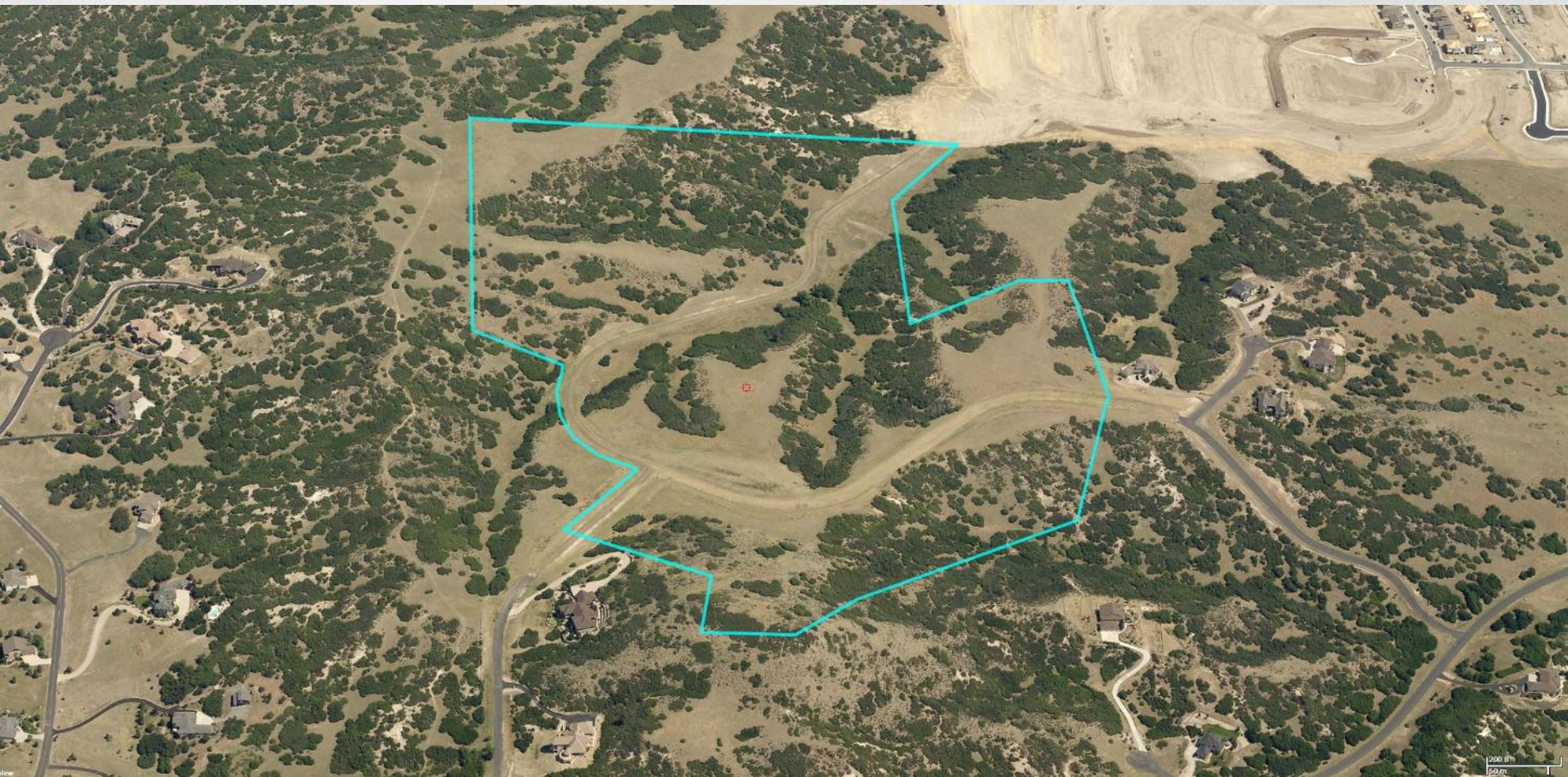
0 200 1,000 5,000

ft

Sellers Creek Ranch
(Unincorporated)

**Ridge Estates
Proposed Annexation
Unincorporated Douglas County**

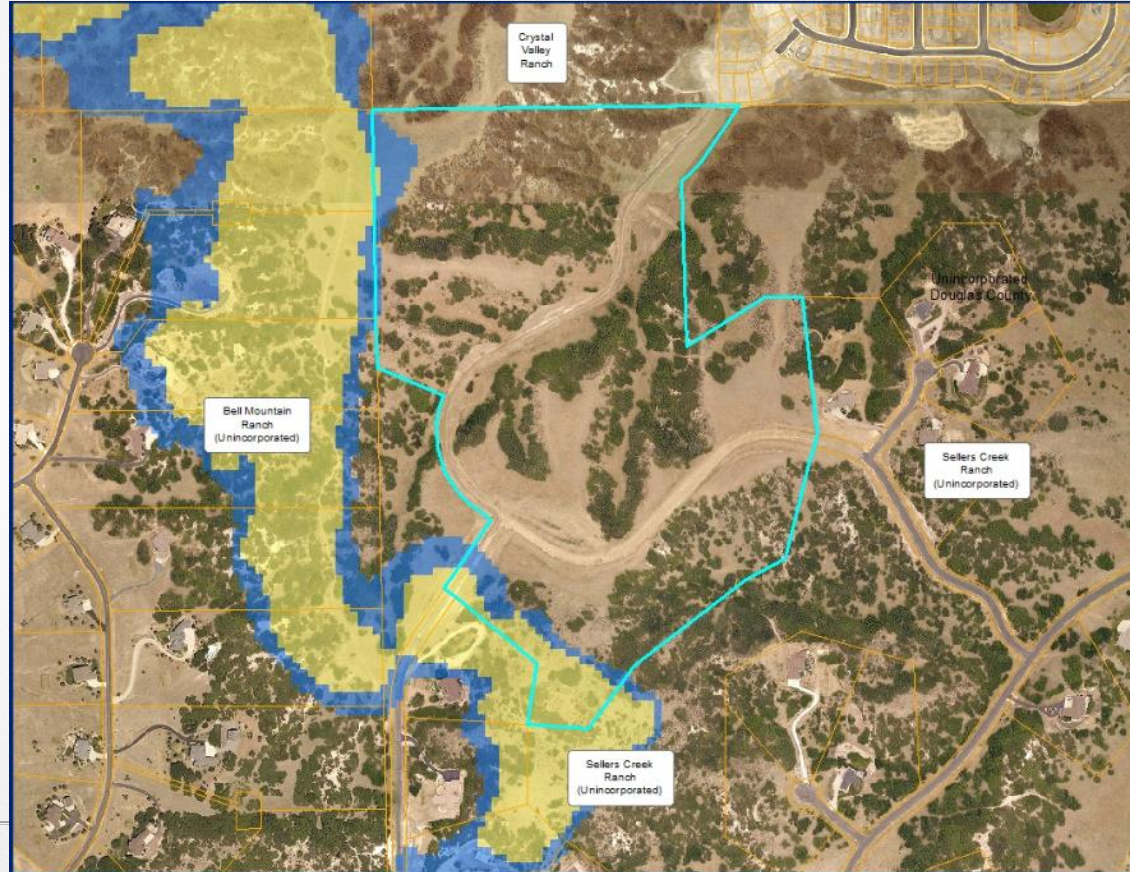


ANNEXATION BACKGROUND

- 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 of CVR 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.

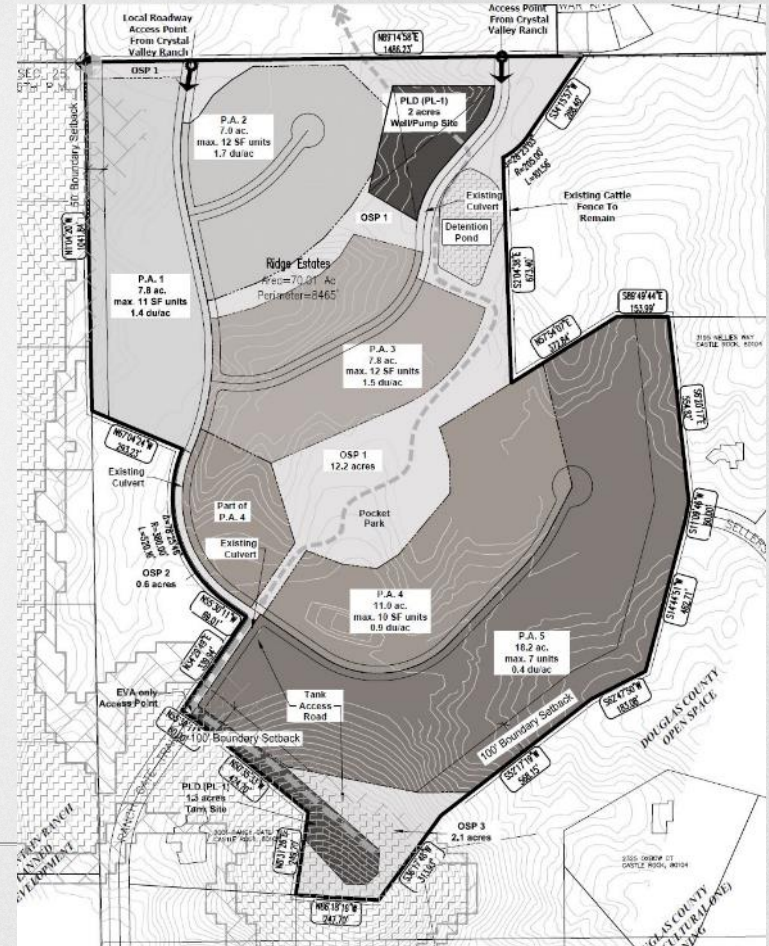
EXISTING CONDITONS

- 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 PLANNED DEVELOPMENT 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

DEVELOPMENT AGREEMENT

The Development Agreement requires:

- Infrastructure improvements.
- Open space, public lands, and water.
- Project phasing, and water system enhancements.
- Financial contribution towards the future I-25/Crystal Valley Parkway interchange.

In return, the Town agrees to provide municipal services, access to parks and recreation, transportation and street maintenance, and fire & police protection services.

TOWN COUNCIL FINDINGS

- At the June 4, 2019 Town Council public hearing, Council voted 6-0 to approve the Annexation on first reading finding the project met the objectives of the Town's Vision 2030 and criteria outlined in the Town's 2030 Comprehensive Plan.
- At the June 4, 2019 Town Council public hearing, Council voted 6-0 to approve the Planned Development Plan on first reading finding the plan met the zoning requirements outlined in Section 17.02.060 and the PD Plan approval criteria of section 17.34.030 of the Town code.

PROPOSED MOTIONS

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

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

“I move to approve the Development Agreement Resolution as introduced by title, first and final reading”.



QUESTIONS & DISCUSSION