

## Staff Report

**To:** Francis City Planning Commission  
**From:** Ryan Robinson  
**Report Date:** November 8, 2018  
**Meeting Date:** November 15th, 2018  
**Title:** Stewart Ranches  
**Type of Item:** Annexation Petition Continued

### **Timeline:**

On October 26th, 2015 Stewart Ranch petitioned the City Council to annex into Francis City. It was approved for consideration at that time. The applicant Rex Campbell came before the Planning Commission on Feb. 18<sup>th</sup> 2016, proposing 73 lots on the valley floor, which included 7 lots on the hillside. The Planning Commission motioned to table the application with these conditions: have a wild life study, traffic study, resolve water issues and create more open space. The applicant decided to come back with a conservation subdivision to create more open space.

The developers met with the Planning Commission on Nov. 16<sup>th</sup>, 2017, having all the conditions met and presented a new Cluster Development Concept "A". It proposed 137 lots ranging from 8,000 sq. ft lots to .81 acre lots on the valley floor along with 7 lots along the hillside that range from 1-7 acres totaling 144 lots. The Planning Commission's review at that time was that the roads master plan needed to be addressed with the layout, along with coming up with a different solution for the shared driveways. The consensus was that the Planning Commission liked the open space compared to the 1 ac. grid pattern lots in the original concept but did not approve of the increase number of lots.

On Jan. 11<sup>th</sup>, 2018 the developers presented a new concept "B". They reconfigured some of the lots to range from 8,000 sq. feet to .33 or 1/3 acre lots on the valley floor but did not change the 7 lots on the hill side. They took away the shared driveways and roundabouts and inserted the master planned roads which reduced the overall number of lots to 129. The Planning Commission requested the developers compromise between the configuration layout of concept "A," while keeping the reduced number of lots of concept "B."

April 26<sup>th</sup>, 2018 the developers presented two options "C" and "D" to be considered they felt went along with the current draft at the time of the Conservation Subdivision ordinance. These concepts focused only on the layout of the valley floor with the seven lots on the hillside remaining unchanged. Option "C" had 146 lots with an increased number of shared driveways. The developers felt this would benefit the City because the shared driveways would be private and not maintained by the City. These lots range from 10,000 sq. ft to ½ acre with 53.6% of the project in open space. Option "D" had 159 lots including 30 townhomes. The open space went up to 55.69%. All roundabouts were eliminated from this concept but there is still an increased number of shared driveways. These concepts were tabled due to the Conservation Subdivision not having been approved yet, and the overall density of the two concepts.

### **Executive Summary:**

With the Conservation Subdivision being approved by the City Council on October 11, 2018 the developers of Stewart Ranch have submitted two concepts to be considered for a Conservation Subdivision (see attached plans).

- West Meadow single family Plan: Only single-family housing, 127.71 total acres with the base density being proposed for 127 dwelling units. With the Conservation Subdivision incentive being an additional 19 units bringing the total to 146 units for this layout. The total acres counting for open space comes to 65.84 acres 51.5% of the total property.
- West Meadow Townhome Plan: Mix of single-family and townhomes, 127.71 total acres with 146 dwelling units total. There will be 116 single-family units and 30 townhomes that would take up less ground and allow for more open space and offer a variety of housing types. There will be 72 acres of open space 56.4% of the total property.

**City Code:**

**17.10:** Annexation Policy Plan

**See approved Conservation Subdivision in Dropbox**

**General Plan:**

Annexation Policy found on pg. 14 states the following:

1. Development should be encouraged to occur within the existing City boundaries as a first priority.
2. Annexations should only be approved based upon an overwhelming benefit to the community as a whole.

**Planning Commission Recommendation:**

In the April 26<sup>th</sup> Planning Commission, the concerns were focused on 1. Waiting for the Conservation Subdivision to be approved. 2. The overall density was too high with the last purposed layouts.

**Staff Recommendation:**

Using the approved Conservation Subdivision requirements, motion with recommendations to the City Council with changes or alterations if necessary. The developers are anxious to have a direction to move forward with this project. It is recommended to proceed with one of the following:

Approval of Annexation: Choose the best layout that benefits the city and approve with conditions deemed necessary. A potential benefit to the town can be discussed and recommended to the City Council. Discussed in previous meetings as a potential benefit was a site for a new water tank to be included in this development.

Deny Annexation: If the density layouts being presented to the PC are not found to be in line with the General Plan & City Codes related to Annexation, a negative recommendation to the City Council can be made.

**Community Review:**

A public hearing has already taken place and is not necessary at this time.