

Attachment 1

SOUTH WILLARD DEVELOPMENT

Master Planned Community Zone
Planning Commission Working Session
March 15, 2018

MASTER PLANNED COMMUNITY (MPC) ZONE

- Purpose - The MPC Zone designation is intended to provide a regulatory tool, for development of large properties with unique development challenges.
- Goal - The goal is created unified developments that promote a sense of community, high quality designs, walkable neighborhoods, and compatibility with surrounding properties.
- Regulation - Development would be regulated by the County; it will follow the agreed upon Specific Plan and comply with the Development Agreement, in addition to any other relevant state or federal regulation.

APPLICATION SUBMITTAL - MINIMUM REQUIREMENTS

- Accurate legal description – 100% complete
- Specific Plan - 80% complete
- Contour - areas with slopes over 10% and anticipated grade. – 100% complete
- Locations of storm water detention, collection, distributions - in process
- Method of Providing - Sewer and Water - in process
- Permitted and Conditional use - in process
- Conceptual Engineer and Architectural standards - 0% complete
- Title commitment report – 100% complete
- Payment of Application Fees – 100% complete

LAND USE

ALLOCATION

Total Acreage	144.35
Units per Acre	.521
Undeveloped Acreage #	87.94
Developed Acreage %	39.08%

HOUSING TYPE(S)

Housing Type	Units	% of Total	Demographic
Apartments	60	21.66%	Single Parents/Adults or Students
Townhomes	78	28.16%	First Single Family Home
Cottages	38	13.72%	Seniors
8K – 10K S.F.	53	19.13%	First or Second Home
.333 - .50 Acres S.F.	48	17.33	Estate Lots
Total	277	100.00%	

DEVELOPMENT CONCEPT



PROPOSED ZONE

The intent is to utilize existing zones descriptions; conditional and permitted uses would be modified. Proposed Zones are as follows:

- R-1-12: To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character.
- R-1-8: To provide areas of medium low-density, single-family residential neighborhoods where low and medium costs of development may occur.
- RM-7: To provide areas for medium residential density with the opportunity for varied housing styles and character.
- RM-15: To provide areas for medium high residential density with the opportunity for varied housing styles and character.
- 3-9 Mining, Quarry, Sand & Gravel Extraction Zone - The intent is to utilize the language related to the gravel extraction, distribution, and regulation .

PHASING

Phases	Duration – Yrs.	Years	Primary Activity
One	3	2019 – 2021	Multi-family and trail construction on western property
Two	2	2022 – 2023	Reclamation of southern property
Three	10	2024 – 2033	Development of single-family homes on southern property
Four	1	2034 – 2035	Reclamation of northern property and trail construction
Five	4	2036 - 2039	Developments of single-family homes on northern property