

Rustic Road Annexation Project Narrative

The subject property is approximately 318.7 acres located along Rustic Road and Ranch Road. The property is located within the Rustic Road Neighborhood of the JPA/ILSBA (Area No. 1) as identified in the Comprehensive Plan.

Contiguity is provided via the concurrently filed "Hurt Property" Annexation which is immediately to the south of the subject property, also located within JPA/ILSBA Area No. 1., and contiguous to the existing City limits.

The anticipated development of the subject property is a residential PUD, and concurrent Comprehensive Plan Amendment and Rezone Applications have been filed toward that end. At the time of development the property will generate revenues to the City by way of Impact Fees, Utility Connection Fees, Ad Valorem taxes, Water and Sewer Fees, Utility Service Taxes, Communication Service Taxes, Franchise Fees, Insurance Premium Fees, Sales Tax, Fuel Tax, and other License and Permitting Fees, thereby assuring the financial feasibility of the annexation.

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POLICY 8.2 ANALYSIS- RUSTIC ROAD ANNEXATION

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods.

Compatibility review shall include the evaluation of the following items with regard to annexation, rezoning, conditional use, special exception, and site and development plan petitions:

- A. Land use density and intensity.
The proposed annexation does not establish a land use, however it is anticipated the future land use will be residential which is compatible with the existing neighborhood and consistent with the requirements of the JPA/ILSBA.
- B. Building heights and setbacks.
Building heights and setbacks will be established through the PUD zoning for the property and will be compatible with the existing neighborhood.
- C. Character or type of use proposed.
The proposed annexation does not establish a land use, however, the anticipated residential land use is compatible with the existing neighborhood and consistent with the requirements of the JPA/ILSBA.
- D. Site and architectural mitigation design techniques.
Site and architectural mitigation design techniques, if necessary, will be established through the PUD zoning of the property.

Considerations for determining compatibility shall include, but are not limited to, the following:

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.
Not applicable.
- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
Not applicable.
- G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
Not applicable.
- H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.
The proposed annexation does not establish a land use, however the anticipated residential land use is compatible with the existing neighborhood and consistent with the requirements of the JPA/ILSBA.

Potential incompatibility shall be mitigated through techniques including, but not limited to:

- I. Providing open space, perimeter buffers, landscaping and berms.
Open space, perimeter buffers, and landscaping will be established through the PUD zoning of the property.
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
Screening of light, noise, mechanical equipment, refuse areas, etc. will be addressed through the PUD rezoning of the property.
- K. Locating road access to minimize adverse impacts.

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Road access to the property will be designed to minimize impacts.

- L. Adjusting building setbacks to transition between different uses.

Building setbacks will be addressed through the PUD zoning of the property.

- M. Applying step-down or tiered building heights to transition between different uses.

Building heights will be addressed through the PUD zoning of the property.

- N. Lowering density or intensity of land uses to transition between different uses.

Density and intensity of the land use will be addressed through the PUD rezoning of the property.