

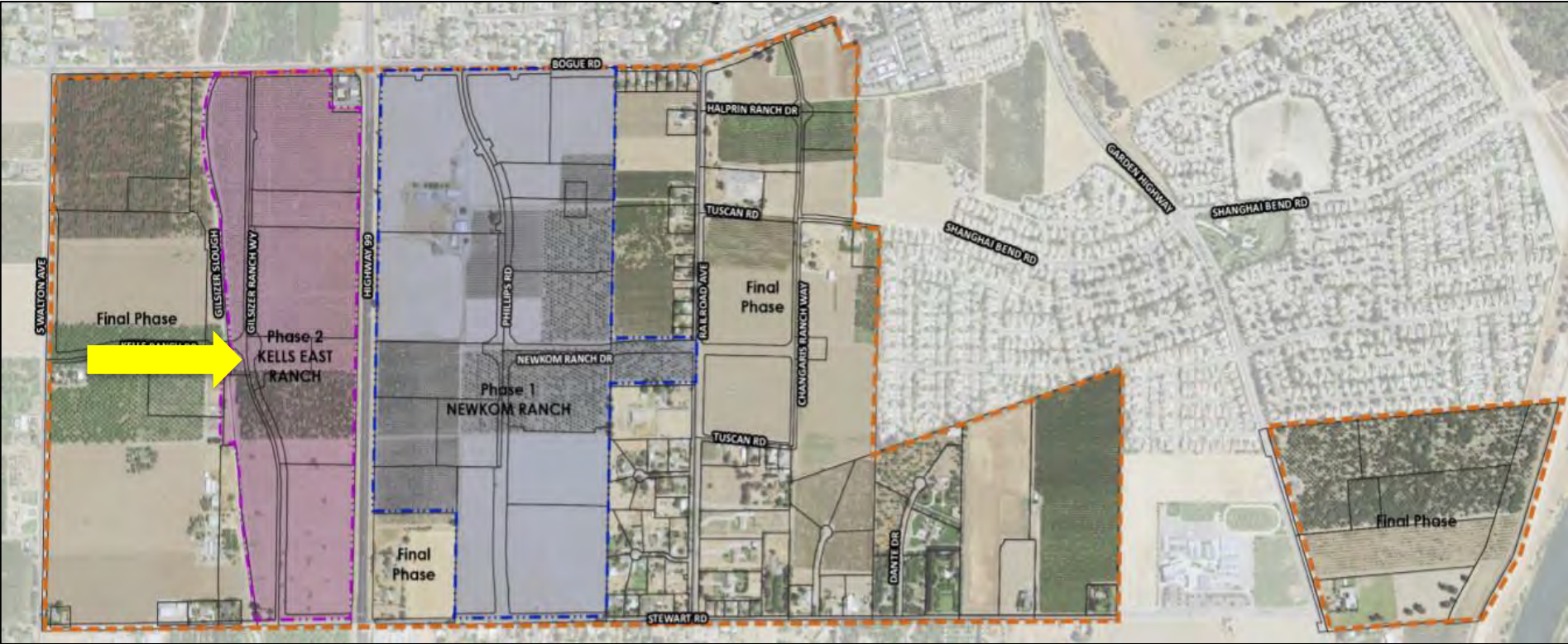


# Kells East Ranch Development Agreement



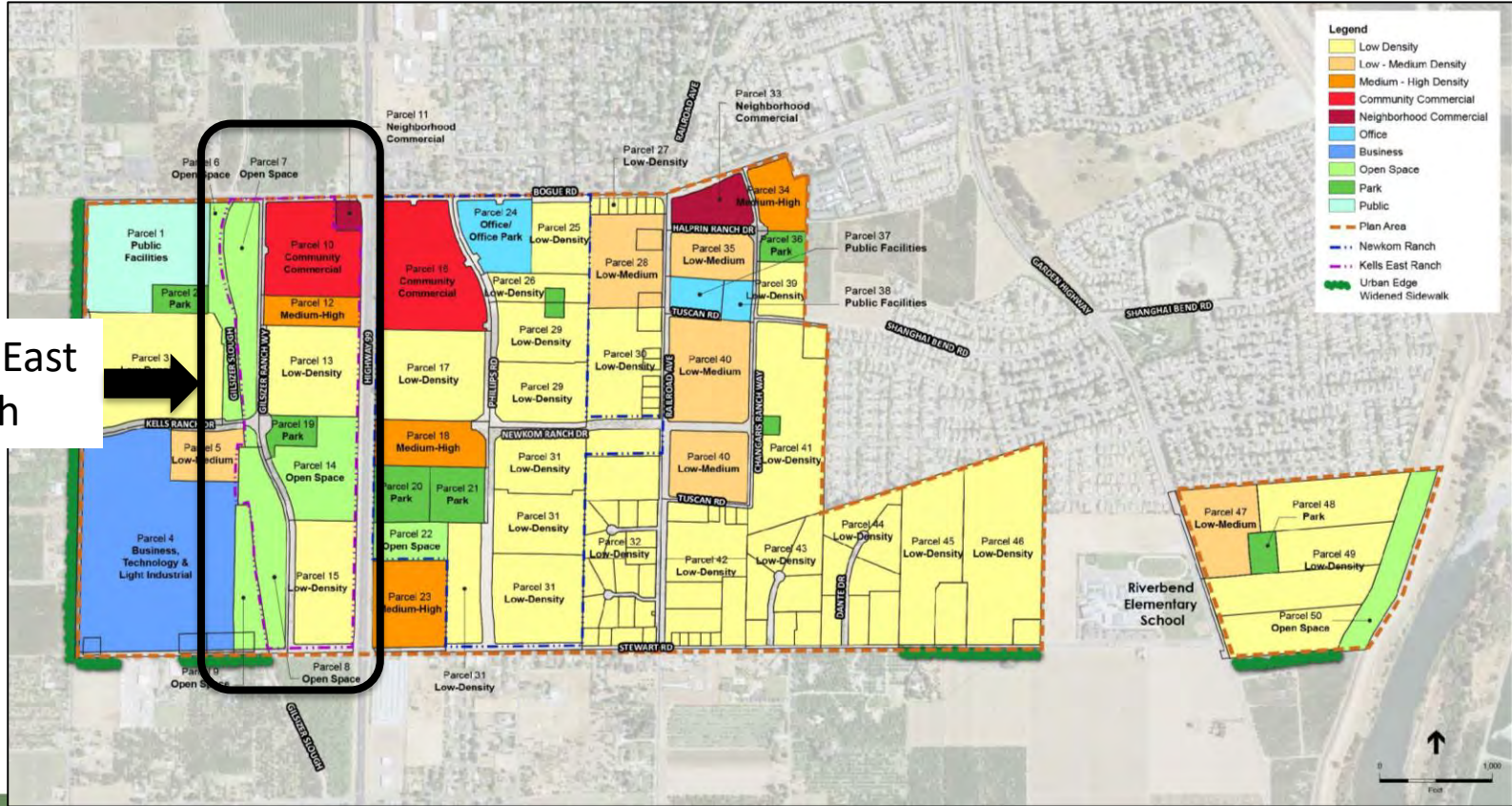
Benjamin Moody  
Development Services Director

# Kells East Ranch - Phase 2 of the BSMP



# BSMP Land Use Plan

Kells East Ranch



# Past Action

- November 13, 2019 – Planning Commission contingently approved
  - Kells East Ranch Subdivisions TSM 15-02 and 15-03
  - Recommended approval of Development Agreement (DA) with Bains Properties, LP
- December 17, 2020 – City Council
  - Ordinance was introduced for the approval of DA 19-02



# Recommendation

- Adopt an Ordinance for the approval of Development Agreement 19-02 with Bains Properties LP (property owner and developer), for the development of the Kells East Ranch Subdivision (TSM 15-02 and TSM 15-03) and waive the second reading

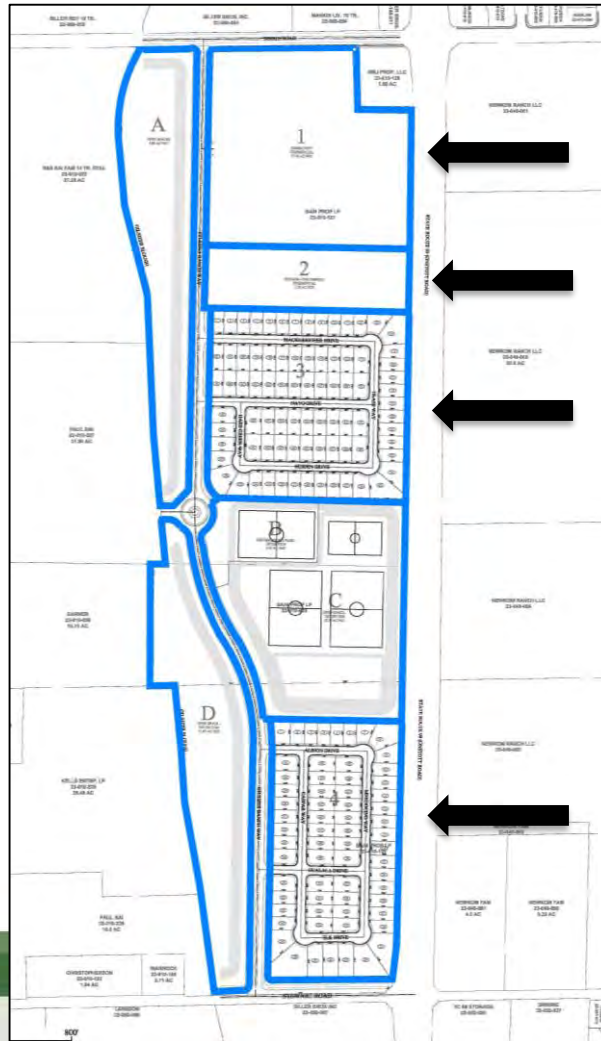
Questions?

# Kells East Ranch Subdivisions (Approved by Planning Commission)

- Phase 2 of the Bogue-Stewart Master Plan
- Consists of two Tentative Subdivision Maps (TSM):
  - TSM 15-02 – Large Lots
  - TSM 15-03 – Small Lots



# TSM 15-02 (Large Lot) Detail



Lot 1 – Commercial  
Development

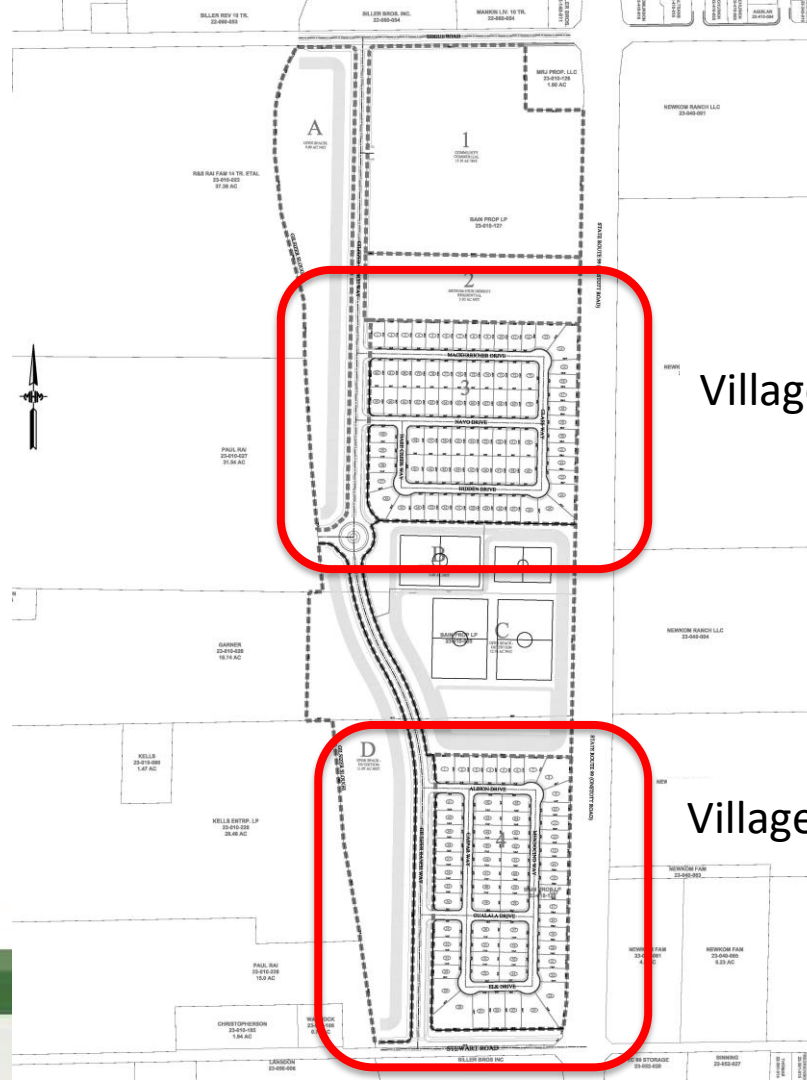
Lot 2 – Multi-Family  
Development

Lot 3 – Single Family  
Lots (TSM 15-03)

Lot 4 – Single Family  
Lots (TSM 15-03)



# TSM 15-03 (Small Lot) Detail



Village No. 3 – 82 Units

Village No. 4 – 65 Units



# TSM 15-02 (Large Lot) Detail

TSM 15-02 is a large lot subdivision that divides most of the 93.50 acres into 4 large lots:

- Two of the large lots, totaling 29.05 acres, are intended to be further subdivided into 147 single-family lots per TSM 15-03
- One 5.30-acre large lot will be utilized for multiple-family development
- One large lot of 15.19 acres will be for commercial development



# Kells East Ranch Development Agreement (DA)

- A DA is a contract between the City and Developer defining processes and criteria for the subdivisions to be developed
- This DA is intended to satisfy the City's Growth Policies and was requested by the Applicant
- The primary benefit of this DA is to allow a 20-year plus life for the tentative subdivision map, versus approximately 10 years without the DA

# Environmental Determination

- With the certification of the Bogue Stewart Master Plan EIR, no further environmental assessment is required