


To: ACCPG

From: Warren Vaughan, County Planning 

Date: May 10, 2010

RE: **Potential changes to Ecton Ranch Sub-District**

After talking to Wayne Freeman this morning (and getting the attached letter), I thought we could think about the following ideas to potentially address his issue.

- Rather than create a single Master Plan for the entire area, we can allow multiple MP's to be created for the entire Ecton-Ranch sub-district.
 - Each MP would need to clearly demonstrate how they comply with the AC plan and the primary standards of the Ecton Ranch Sub-District;
 - Each MP would need to address how it integrated into the larger Ecton Ranch Sub-District (i.e., both adjacent properties in the sub-district and the larger Town Core) and complied with the larger standards of the AC Plan.
 - Should we have an acreage limit? For example, "an MP must be at least 75 acres?"
- We would need to change the "number of allowed lots" for Component A. Here's some thoughts:
 - Option 1: rather than identify a specific number of lots, we could state that the density of Component A is 10,000 square-foot lots (10,000 square feet is approximately the average lot size of the SFR component of the original Amsterdam Village project).
 - Option 2: we could set the maximum density at an average of two lots per acre (matching the rest of the Town Core). This would likely require deleting Component D (agriculture and Open Space), adding those types of uses to Component A, and then requiring that 50% of Component A be ag/open space/gardens/etc.
 - This would result in a 50-acre section of Component A being granted 100 development rights, which would need to be developed on 25 acres. Once roads and easements are removed (often up to 25% of a property), this could result in a development with 100 lots with an average lot size of just over 8,000 square feet (this matches both the Settlement and Godfrey Canyon Estates).
- We would also need to change the "number of allowed lots" for Component B. Here's some thoughts:
 - The original preliminary plat allowed 63 multi-family lots. This represents 16.5% of the residential lots in the Amsterdam Village project. Rather than specify the number of multi-family lots allowed in Component B for the entire Sub-District, we could instead say that the residential phases of a MP can include up to 15-17% of Component B.