

## **The Ranch – Phase 2 - Project Narrative**

Richland Planned Communities, Inc. is requesting approval of Phase 2 of their master planned residential community called The Ranch. Phase 2 is located to the east of Phase 1, which was approved in June 2023. Phase 2 consists of 213 Low Density (LD) units over 67 acres. This phase consists of the residential units, the extension of Sand Creek Road heading west to existing Dallas Ranch Road, open space, trails, landscaping, and park areas. A total of 13.1 acres of park area and linear parks are proposed.

Approximately 3,000 feet of trail is proposed with this phase. One trail segment is located adjacent to Sand Creek, south of Sand Creek Road between Phase 1 and B Street. The other segment ascends the existing knoll in the northwest corner of the phase, up to a lookout area at the top of the knoll. The central park adjacent to the Phase 1 boundary would be completed with Phase 2, along with the linear park along B Street. A roundabout is proposed on Sand Creek Road, at the B Street intersection. Proposed water, sewer, recycled water, and storm drain are proposed within the Sand Creek Road extension. The stormwater would be treated in the basin from Phase 1.

The project site is located within the Sand Creek Focus Area of the General Plan. The project site is surrounded by a single-family residential subdivision to the north, undeveloped land to the south, the Phase 1 development to the east (currently undeveloped), and undeveloped land and Empire Mine Road to the west.