February 12, 2025

LEUNG PROPERTY– FUA-1
PROJECT DESCRIPTION

Richland Communities presents a 434-unit residential development located on the Leung property within the Sand Creek Focus Area FUA-1. The 160± acre property is located on the southern side of Sand Creek, and to the east of Deer Valley Road, within the existing Antioch City limits. The site is bordered by Sand Creek and The Ranch residential project to the north, hillside open space to the south, and vacant open space parcels to the east and west.

The project site is currently open space land with a General Plan Use of Estate & Executive Residential/Open Space within the Sand Creek Focus Area FUA-1. The current zoning is West Sand Creek District. The proposed project would request a rezone to a Planned Development, with a General Plan Amendment to Sand Creek Focus Area - Low Density Residential & Medium Density Residential. Design Review is also requested for the medium density housing types, which are the clustered single family detached homes and the row townhomes provided in the architecture package.

The hillside open space along the southern edge is proposed to be preserved to maintain the surrounding areas natural geography and design. Similarly, a buffer is proposed from Sand Creek to provide a natural transition from the developed area to an organic feature of the development. A bridge overcrossing connecting The Ranch development is proposed to span Sand Creek and provide the main point of access from Sand Creek Road. An additional roadway connection is proposed from Phase 3 of The Ranch, creating a looped roadway system for emergency vehicle access. The neighborhood street section proposes two travel lanes and parking, with a landscape strip and detached sidewalk. The interior alley roads propose two travel lanes.

The project proposes a variety of housing options, including conventional single family detached units, clustered single family detached, as well as row townhomes. The density for the low density product is 2.9 dwelling units per net acre, while the medium density is 8.1 units per net acre. A main spine road bisects the project site, with medium density townhomes on the north side adjacent to Sand Creek, and medium density detached homes along the hillside open space. The conventional single-family product is located along the eastern edge, to provide a more seamless transition to the adjacent existing open space and residential homes. The 156-unit multifamily neighborhood consists of a street network with guest parking, with access to the main spine road through the development. The townhomes are proposed to be 2-story and provide a diverse mix of architectural styles that are complementary of the surrounding developments. A recreation center is positioned in the middle of the neighborhood to provide a break in the density and create a communal gathering location. The cluster single family detached homes are located on the southside of Street ‘C’ and consist of alleys branching off a neighborhood street. The neighborhood streets are proposed to terminate in a cul-de-sac for emergency vehicle turnaround and provide views to the hillside open space to the south. A mix of hammerhead cluster single family homes and 8-pack cluster single family homes provides a balanced blend of layouts. The cluster single family homes include an 18’ deep driveway to

allow for additional off-street parking. Street views of the cluster development are provided to demonstrate the variation in elevation and color schemes. Moving to the east, a neighborhood of 51 single family lots is proposed, with an average width of 50' and depth of 90'. A perimeter loop road is proposed around the conventional single-family neighborhood to provide enhanced connectivity.

In addition to an assortment of housing choices, the project proposes a mix of dispersed amenity areas throughout the site. Along the northwestern project entrance, a community neighborhood park is proposed with a passive park and a meandering trail system. This park area provides a communal open space at one end of the project for the residents' use, while also being set back from the adjacent homes to provide privacy. A meandering walkway with planting around the project perimeter is proposed to take advantage of the varying topography of the hillsides and Sand Creek. The walkway routes around the edge of the residential areas, along the stormwater basin, and adjacent to Sand Creek. Additional vista lookout locations are proposed on the hillside section and Sand Creek section of the walkway to provide respite places. On the north side of Sand Creek, an active park is proposed with a parking lot to provide additional recreational opportunities. The multifamily neighborhood also includes additional common area walkways to enhance connectivity across the site. A recreation center is planned in the center of the development, between the main spine road and open space bordering Sand Creek. The recreation center includes additional amenities such as a large sundeck with shade structures and a children's play area. The central clubhouse has unobstructed views out to Sand Creek to the north and has additional access points from the perimeter meandering walkway. Further to the east, a pocket park is also proposed with a gathering area and open space for small group activities. There are three isolated wetland areas located throughout the site that are proposed to be avoided with the development.

New wet and dry utility extensions are proposed with this development. A sanitary sewer and potable water stub are proposed at the termination of Street 'B' from The Ranch development to the north. The sewer and potable water stubs are proposed to extend with the bridge crossing over Sand Creek and into the project site. The sanitary sewer system within the Leung development is proposed to be a gravity system connecting to the provided stub and flow towards Deer Valley Road. An additional potable water stub is proposed from Street 'C' from The Ranch development to create a looped system within the development. The stormwater is proposed to be captured in a storm drainage system and conveyed towards the eastern edge of the project. The storm system is proposed to be discharged to a stormwater basin located in the northeastern corner for detention and treatment. The treated stormwater will then be discharged through an approved outfall structure into Sand Creek to the north. Dry utilities such as electric, gas, telecom and cable are proposed to be extended into the development for service.