

Preliminary Annexation #21-03

Rogina Preliminary Annexation

PRE-APPLICATION PROCESS

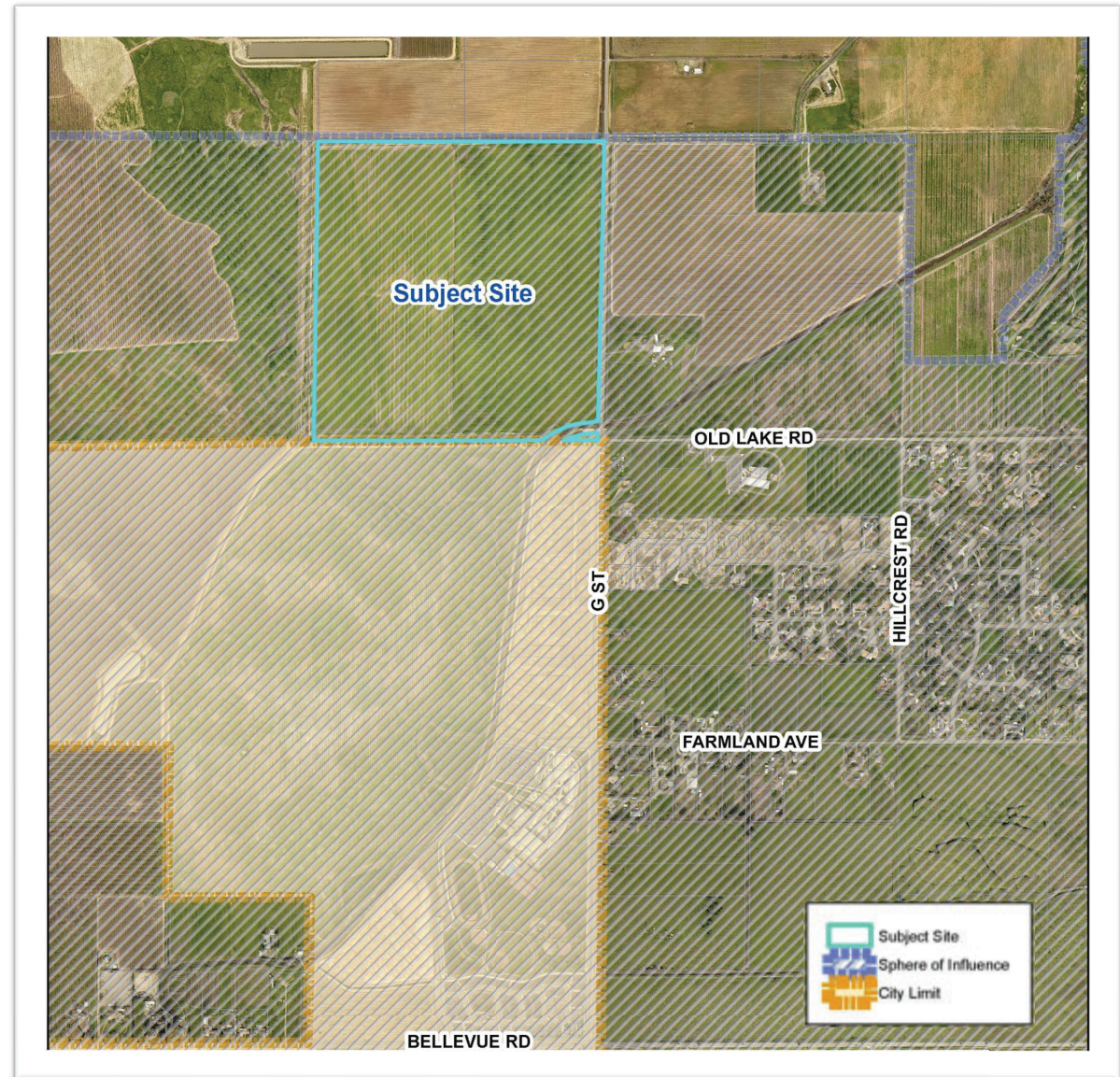
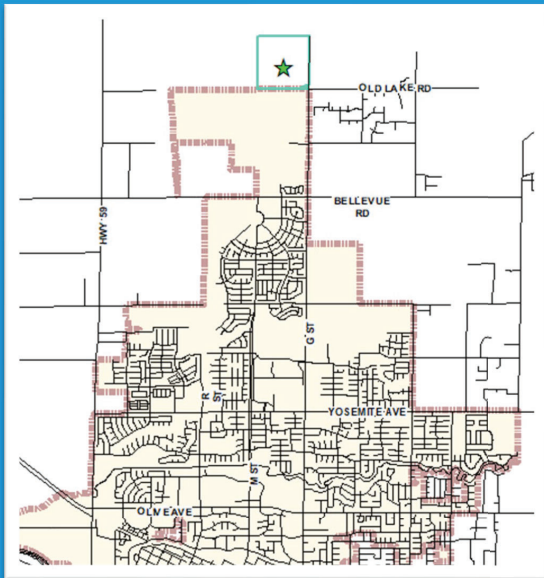
1. Applicant submits an "Annexation Pre-application."
2. Meeting(s) with City staff and LAFCO staff
3. Schedule for regularly scheduled City Council Meeting
4. Prepare report for City Council with analysis of "merit criteria" & the project's infrastructure needs.
5. The City Council will indicate general support or non-support for application moving forward.
6. Applicant Decides Whether or Not to Proceed.

ROGINA ANNEXATION OVERVIEW



LOCATION

- Within City Sphere of Influence
- Adjacent to City Limits

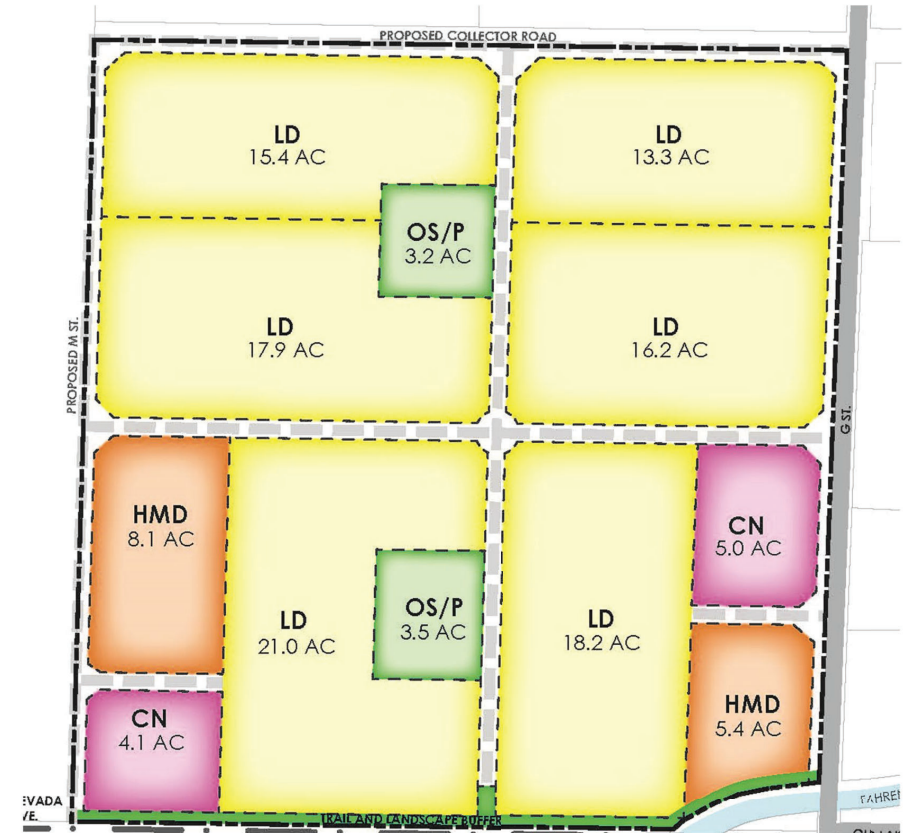


PROPOSED LAND USE PLAN

ROGINA VILLAGE LAND USE DATA
Land Use, Circulation, and Open Space Concept Study

Designation	Land Use	Acreage	Density/FAR	DU's/SF
--	Gross Site Area	147.4	--	--
--	Perimeter ROW	6.0	--	--
--	Interior Spine Roads	6.2	--	--
OS/P	Parks	6.7	--	--
OS/P	Trail/Buffer	2.3	--	--
oS/P	Fahrens Creek	2.0	--	--
--	Net Site Area	124.4		
LDR	SF 6,000SF	28.7	4.6 - 6.0	132-172
LDR	SF 5,000SF	73.3	5.37 - 6.0	390-436
HDR	High-Medium Density Res.	13.5	12 - 24	162-324
NC	Neighborhood Commercial	9.1	0.35	138,700
TOTAL		124.6		684-932 138,700SF

Note: Acreages, # dwelling units, and square feet of commercial are approximate and subject to further verification.



CIRCULATION



- The annexation project would be responsible for any necessary improvements along G Street.
- The annexation area would be responsible for extending M Street (transit corridor) to the northern edge of their property.
- Biological issues south of the annexation area may impede the currently proposed alignment of M Street and Old Lake Road.
- Any development within the annexation area would be responsible for dedication of all necessary right-of-way and construction of all improvements.

ESTIMATED WASTEWATER DEMAND

- Residential – 175,800 to 239,500 gallons per day (257 gallons per day per unit)
- Commercial – 41,600 gallons per day (30 gallons per day per 100 square feet of space)
- No details provided for any improvements to the City's wastewater system.
- It is likely that some upgrades would be necessary to accommodate future growth.



CITY COUNCIL ACTION

General Support or Non-Support for the Rogina Annexation Moving Forward?