

## **The Ranch Project Narrative**

Richland Planned Communities, Inc. is requesting approval of a master planned residential community consisting of 1,177 residential units over 253.50 acres on a 551.50-acre site, including Low Density (LD), Medium Density (MD), and Age Restricted (AR) units; a 5.00-acre Village Center consisting of commercial, office, and retail space; 3.00 acres of public services facilities, including a new fire station site and a trail staging area; approximately 22.50 acres of public parks and landscaped areas; 229.50 of open space including trails; and 38.00 acres of roadway improvements. The initial submittal of Phase 1 of the project includes a mix of medium and low density lots with a total lot count of 440 units, 6.6 acres of park, stormwater detention areas, and open space.

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, Deer Valley Road and Kaiser Permanente Antioch Medical Center to the east, and undeveloped land and Empire Mine Road to the west.s