

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

October 3, 2025

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

Subject: (EXCP-09-25-1728) Special Exception Use request to allow for a Resource Conservation Subdivision at 1650 Hubbard Road.

Edgar Hughston Builder, Inc has submitted an application for the Special Exception Use cited above. The property is located in a Residential Estate – 1 (RE1) zoning district. The site for the proposed Conservation Subdivision is located at 1650 Hubbard Road. The purpose of the Special Exception Use is to allow for the operation of a Resource Conservation Subdivision located within the Residential Estate – 1 (RE1) zoning district:

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?

Hubbard Road will provide adequate free flow movement.

(2) Traffic and Pedestrian Safety: Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?

Access into and out of the property in question will provide for adequate traffic and pedestrian safety and emergency access.

(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?

Services such as water, utilities, police, and fire protection are adequate.

(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?

The property is surrounded by Single Family Residential use. Noise, light, flare and odor should be limited due to the nature of the use.

(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?

N/A

(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?

The maximum height and lot coverage are consistent with the surrounding zoning regulations.

Council District: District 2 (Davis)

Additional Information: 30 single family residential parcels proposed.

The Planning Advisory Commission recommended ***approval*** and the Planning Department recommended ***approval***.

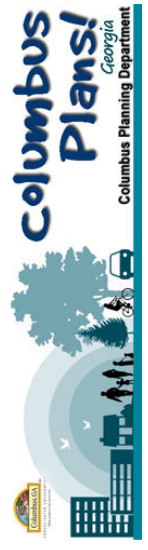
Additional Information: N/A

Respectfully,

Will Johnson
Director, Planning Department

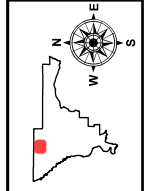
Attachments:

Aerial Land Use Map
Location Map Zoning Map
Existing Land Use Map
Future Land Use Map
Concept Plan

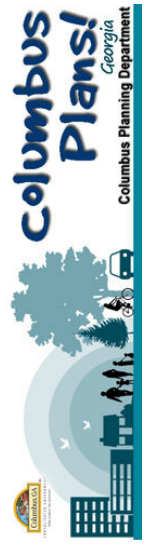


Aerial Map for EXCP 09-25-1728
 Map 193 Block 001 Lot 050
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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 Maps and data are to be used for reference purposes only.
 The data contained is subject to constant change.
 Map information is believed to be correct but is not guaranteed.

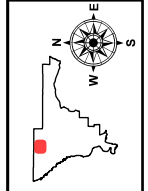


Date: 9/11/2025

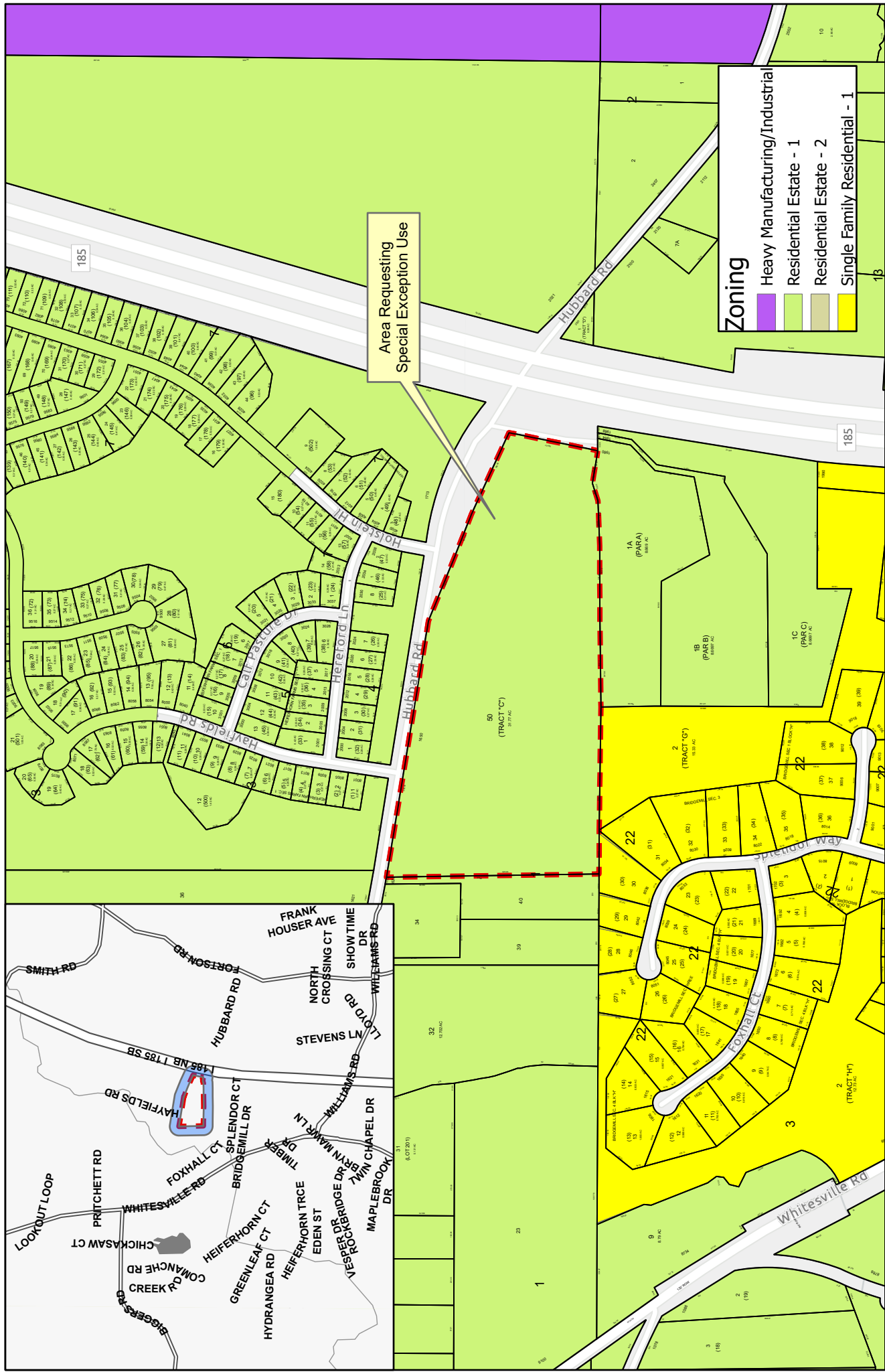


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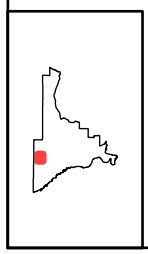
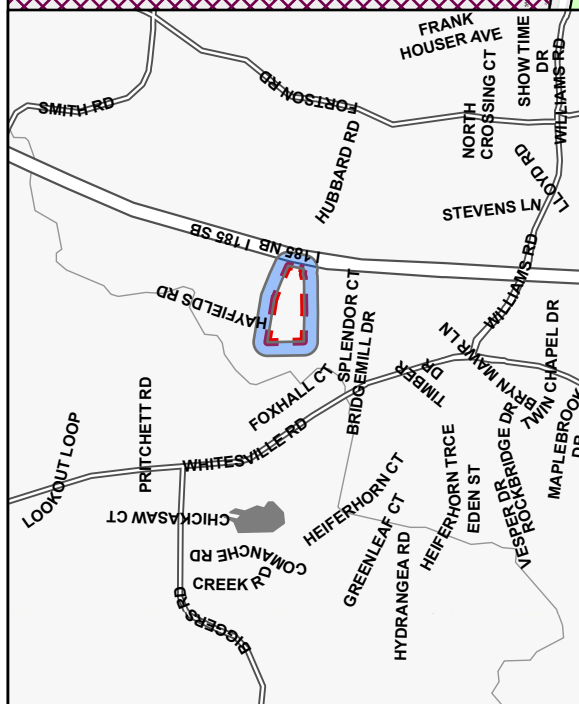
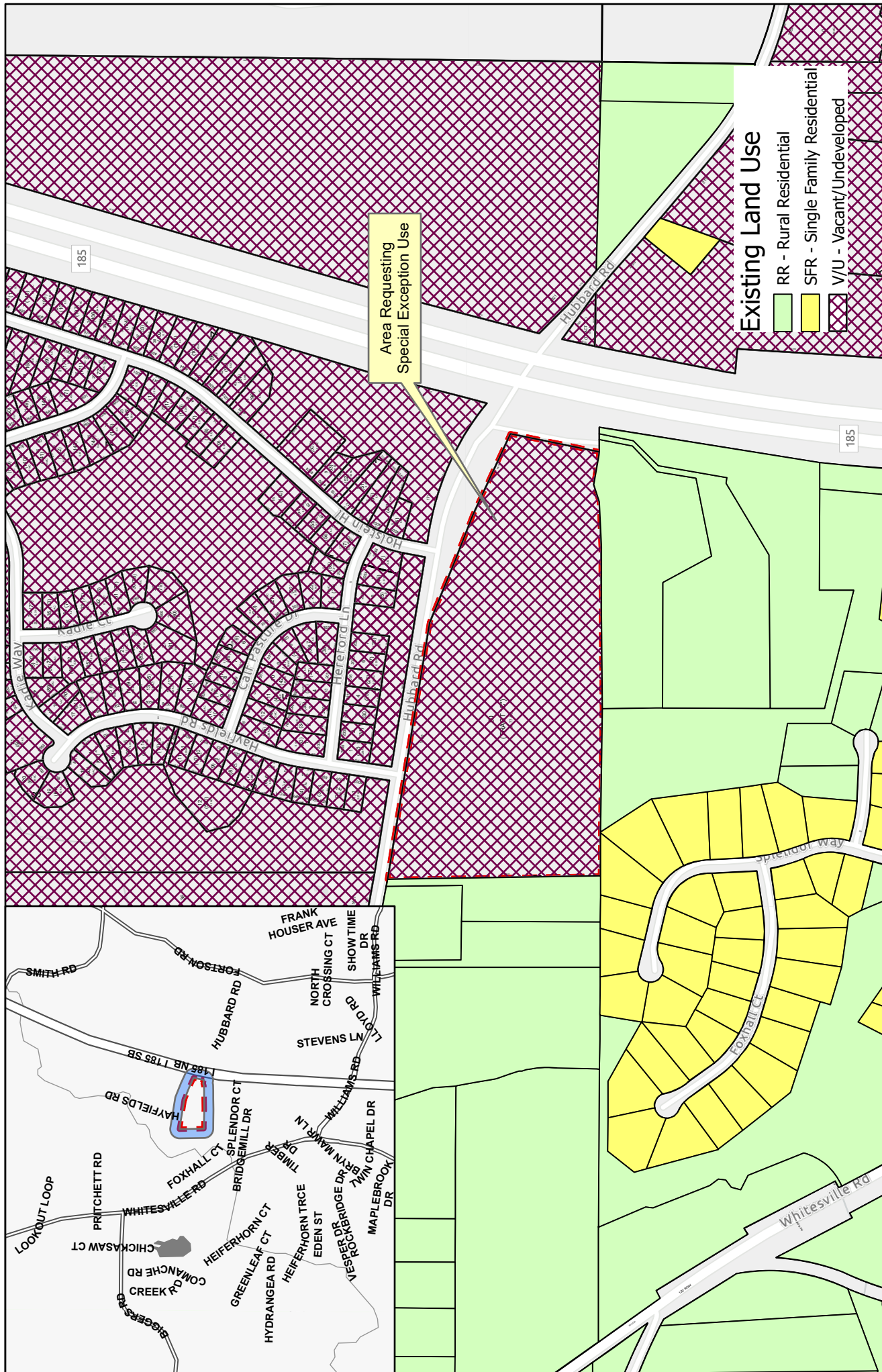


Zoning Map for EXCP 09-25-1728
 Map 193 Block 001 Lot 050
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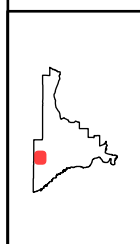
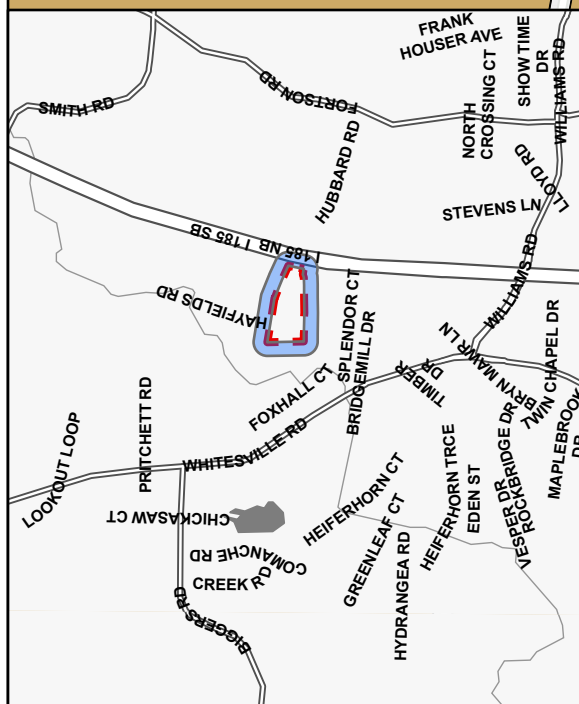
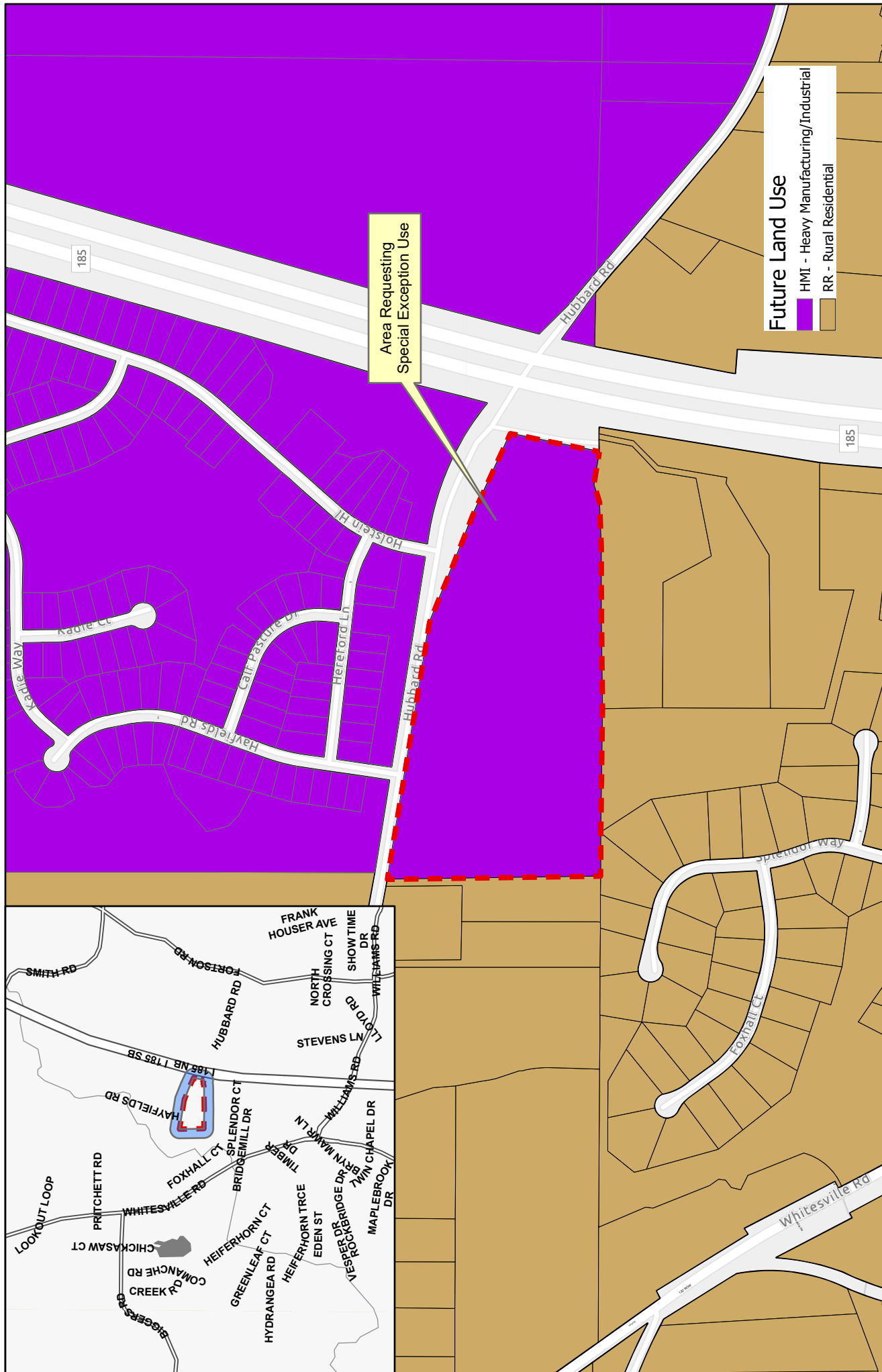


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Existing Land Use Map for EXCP 09-25-1728
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Future Land Use Map for EXCP 09-25-1728
Map 193 Block 001 Lot 050

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