



## Agenda Abstract

### BOARD OF COMMISSIONERS

Meeting Date:	Nov. 14, 2022
Department:	Planning and Economic Development
Agenda Section:	Regular
Public hearing:	No
Date of public hearing:	N/A

#### PRESENTER/INFORMATION CONTACT

Planning and Economic Development Manager Shannan Campbell

#### ITEM TO BE CONSIDERED

**Subject:** Letter of interest for contiguous annexation - Capkov 'Waterstone South'

**Attachments:**

1. Capkov provided updated annexation interest letter, maps, and fiscal/economic impact report
2. Parcel Map

**Summary:**

Capkov approached the board in May 2022 with an initial proposal that the board gave a lot of feedback on. They have done some additional planning and research and wish to approach the board again for feedback.

As a reminder, this project is an assemblage of parcels, some in Capkov ownership and some not. The PINS and ownership of the parcels are outlined in the parcel map. Capkov has indicated that the Mangum parcel (highlighted in yellow) is still in negotiations as part of the project.

A portion of the parcel (PIN 9873422375) that fronts Waterstone Drive is within the town's jurisdiction and is zoned ESU (Entryway Special Use) with a future land use designation of Mixed Use. The remaining parcels are all shown in the future land use plan as Mixed Residential Neighborhood Use. Assuming Capkov acquires all parcels and annexes the parcels together, the annexation would be contiguous. A portion one of the parcels (PIN 9872494705) is outside of the town's water and sewer boundary.

Capkov provided an updated masterplan layout. In order to process an annexation, we would need specific zoning district(s) for each parcel or group of parcels when that information is more finalized.

**Financial impacts:**

Capkov has explored financial impacts as part of the information they submitted. Staff has not had time to review or verify this information yet.

**Staff recommendation and comments:**

Considerations include: the impacts to the water/sewer system, use of water/sewer capacity in this location constraining future developments, proximity to town and town services. If the town board is in favor of the overall development, staff would recommend a path that would phase the development and require that a certain amount commercial be built after a certain amount of residential is constructed to support a true mixed-use development.

**Action requested:**

Direction to staff and potential petitioner on whether annexation should move forward, if more information such as a staff fiscal analysis is needed, or if annexation should not move forward at this time.