

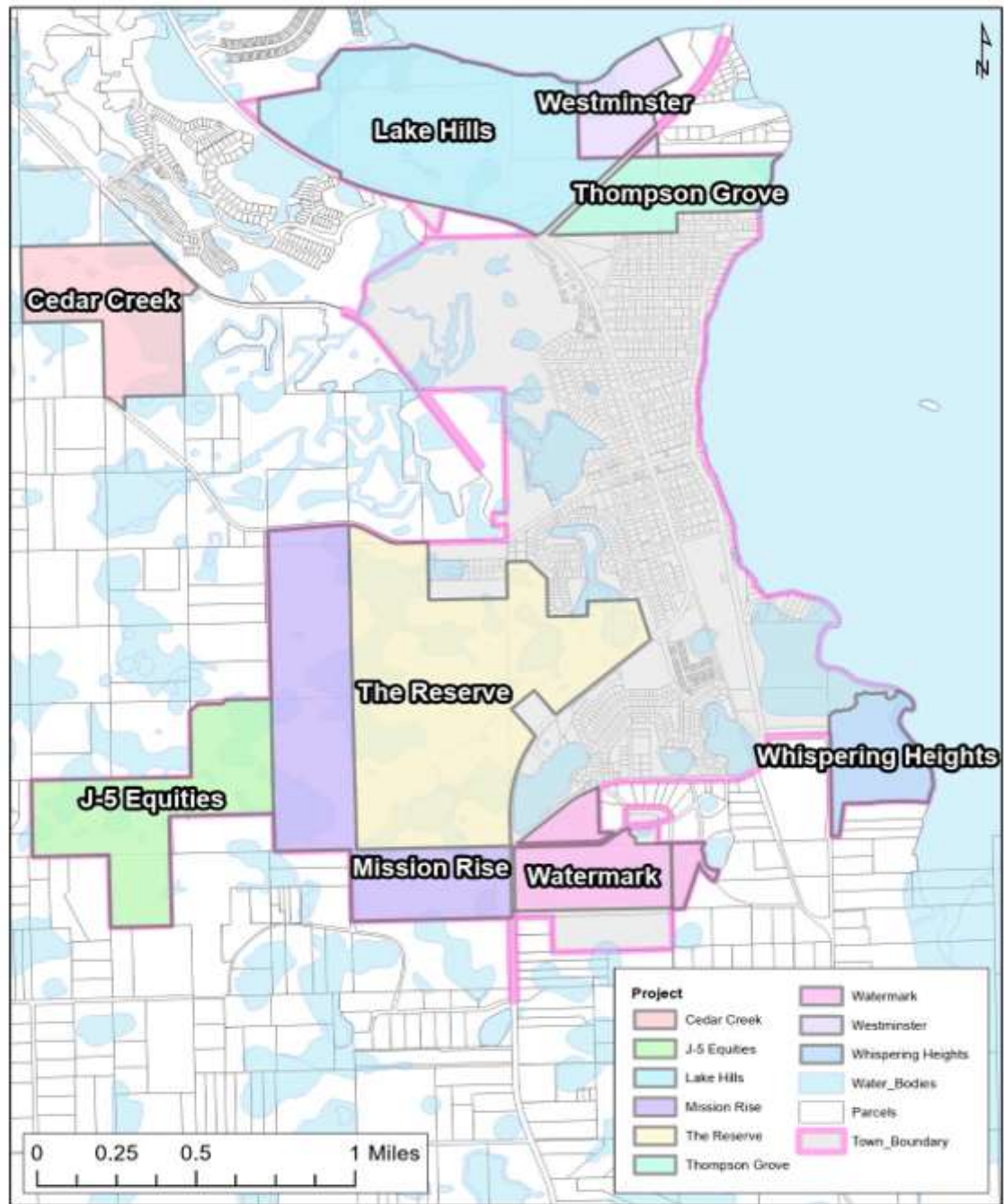
MAJOR DEVELOPMENT SUMMARY
TRENDS AND ISSUES
OCTOBER 2024

The background is a solid blue gradient. On the right side, there are several white, parallel diagonal lines that create a sense of movement and depth, extending from the top right towards the bottom left.

- ▶ **PROJECT SUMMARIES**
- ▶ **PROJECT LOCATIONS**
- ▶ **PROJECT STATUS**
- ▶ **TRENDS**
- ▶ **SHORT TERM CHALLENGES**

TOPICS





▶ **ENTITLED PROJECTS**

- ▶ **LAKE HILLS**
- ▶ **MISSION RISE**
- ▶ **THE RESERVE/HILLSIDE GROVES**
- ▶ **WATERMARK**

PROJECT STATUS

A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, set against a blue background.

▶ **SPECULATIVE PROJECTS**

- ▶ **WHISPERING HILLS**
- ▶ **CEDAR CREEK**
- ▶ **WATERMARK ADDITION**

PROJECT STATUS

Decorative white lines consisting of several parallel diagonal strokes in the bottom right corner of the slide.

▶ NOT ACTIVE

- ▶ THOMPSON GROVE
- ▶ WESTMINSTER PARCEL
- ▶ J5 EQUITIES

PROJECT STATUS

PROJECT SUMMARIES



- ▶ **571 RESIDENTIAL UNITS**
 - ▶ **PRELIMINARY SUBDIVISION PLAN**
 - ▶ **SINGLE FAMILY AND ATTACHED UNITS**
- ▶ **150,000 SQUARE FEET OF COMMERCIAL**
 - ▶ **PRELIMINARY SITE PLAN**
 - ▶ **GROCERY STORE**
 - ▶ **RETAIL SPACE**
 - ▶ **FOUR OUTPARCELS**
- ▶ **POTENTIAL ELEMENTARY SCHOOL SITE**
- ▶ **TOWN NORTH WATER PLANT**
- ▶ **APPROVED DEVELOPMENT AGREEMENT**



LAKE HILLS

- ▶ **728 RESIDENTIAL UNITS**
 - ▶ **PRELIMINARY SUBDIVISION PLAN**
 - ▶ **FINAL SUBDIVISION PLAN PHASE 1**
- ▶ **300,000 SQUARE FEET OF COMMERCIAL**
- ▶ **100,000 SQUARE FEET OF INSTITUTIONAL**
- ▶ **105,000 SQUARE FEET OF STORAGE**
 - ▶ **FINAL SITE PLAN**
- ▶ **APPROVED DEVELOPMENT AGREEMENT**



THE RESERVE

- ▶ 225 SINGLE FAMILY
- ▶ PRELIMINARY SUBDIVISION PLAN
- ▶ APPROVED DEVELOPMENT AGREEMENT
- ▶ PROPOSED ADDITION 80 UNITS
- ▶ ADDED LOTS 1/4 ACRE



WATERMARK

- ▶ 410 RESIDENTIAL UNITS
- ▶ APPROVED DEVELOPMENT AGREEMENT
- ▶ PRELIMINARY SUBDIVISION PLAN
- ▶ EXTENSIVE OPEN SPACE AREA
- ▶ MULTI-USE TRAIL



MISSION RISE

**TABLE 3
DEVELOPMENT PROJECT PROFILES
APPROVED PROJECTS**

Project	Single-Family	Multi-Family	Total Units	Commercial Area	Other Area
Venezia South				85,000	
Lake Hills	571		571	150,000	176,000
The Reserve	582	146	728	300,000	205,000
Watermark	225		225		
Mission Rise	410		410		
TOTAL	1,788	146	1,934	535,000	381,000

APPROVED DEVELOPMENT TOTALS

PENDING DEVELOPMENTS



- ▶ **WHISPERING HEIGHTS**
 - ▶ **NEEDS ZONING DECISION**
- ▶ **CEDAR CREEK**
 - ▶ **FUTURE ANNEXATION**
- ▶ **WATERMARK**
 - ▶ **EXPANSION APPROVAL**



FUTURE ACTION REQUIRED

**TABLE 4
DEVELOPMENT PROJECT PROFILES
PROPOSED PROJECTS WITH NO APPROVAL STATUS**

Project	Single-Family	Multi-Family	Total Units	Commercial Area	Other Area
Whispering Heights	156		156		
Watermark Addition	80		80		
Cedar Creek	105		105		
TOTAL	341		341		

POTENTIAL NEW DEVELOPMENT

- ▶ THOMPSON GROVE
- ▶ WESTMINSTER PARCEL
- ▶ J5-EQUITIES

INACTIVE PROJECTS



- ▶ **SMALLER LOTS**
- ▶ **SINGLE-FAMILY DOMINANT**
- ▶ **SUBDIVISIONS VS NEIGHBORHOODS**
- ▶ **EMERGING COMMERCIAL DEVELOPMENT**
- ▶ **TRAFFIC MANAGEMENT ISSUES**

DEVELOPMENT TRENDS



- ▶ **COMPLETE NORTH WATER PLANT**
- ▶ **RESOLVE SEWER SERVICE ISSUES**
- ▶ **EXTEND SERVICES SOUTH**
- ▶ **ESTABLISH TRAFFIC FAIR SHARE PROGRAM**

SHORT-TERM CHALLENGES

DISCUSSION

