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Starkey Ranch MPUD Plan #2
Substantial Modification

The MPUD Plan is being revised to reflect the updated layout north of Rangeland Blvd. This layout includes a new internal collector road (that will end with a roundabout and gate), an expansion of the Western Neighborhood with two additional neighborhood activity centers and a reduction in the Suburban Area. Some category II and III wetlands that were not previously disturbed will now require mitigation. Stormwater and floodplain ponds have also shifted. These changes are depicted on a supporting document.

While the main purpose of the application is to amend the MPUD north of Rangeland, the applicant is also taking the opportunity to update portions of the layout south of Rangeland Blvd to conform to approved and/or submitted construction plans. New road names have also been added to the plan, with old names in parentheses for ease of transition. A detailed list of revisions is provided below.

Western Neighborhood

- The Western Neighborhood has increased in size. The western most portion of development is now proposing only one access point to connect to Rangeland Blvd and a local road connection to the remainder of the Western Neighborhood to the east. The single Activity Center at Rangeland Blvd is proposed to be replaced with three Activity Centers throughout the Western Neighborhood. The spacing and location of these centers will allow more people to access them and for different destinations to be created at each location. A new collector road, Night Star Trail, is proposed in the Western Neighborhood that will feature front facing residential products with alley access at the back of the lot.

Suburban Area

- The Suburban Area has decreased in size. It now begins after the new round-a-bout on Night Star Trail. The lot layout has been modified slightly with the homes generally following the edge of the property and the Anclote River. North of the round-a-bout a gate is proposed for the cul-de-sac at the northern edge of the development. This residential area is surrounded by wetlands on the west and south and the Anclote River on the north and east. There is not a practical road connection to this area.

Adult Lifestyle Area

- The Adult Lifestyle Area was modified to depict the planned development of Esplande at Starkey Ranch by Taylor Morrison.

Business Park

- A new external access point has been added to the plan. This will provide additional ways in and out of the Business Park at the eastern edge.

Downtown Neighborhood

- The layout of the single family development on the western edge of the Downtown Neighborhood has been modified slightly. The Downtown Activity Center is now bounded to the north by Rangeland Blvd. The proposal is to keep the mix of uses south of Rangeland Blvd. North of Rangeland Blvd, additional residential is proposed. The trailhead park remains in its previous location.

Finally, the applicant is proposing to modify the boundary of the MPUD to include adjacent land that has been purchased since the original MPUD zoning approval, but is now part of the Starkey development. This application is not requesting any modification to the existing entitlements.

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Starkey Ranch MPUD Conditions of Approval Modification

In addition to the graphic changes that the applicant is requesting, minor updates to the conditions of approval are provided in strikethrough/underline format. This includes changes in road names, updated utility provider information, dates of approved documents referenced in COAs and incorporating text from non-substantial modifications that have occurred over time but not previously been included in this document.