

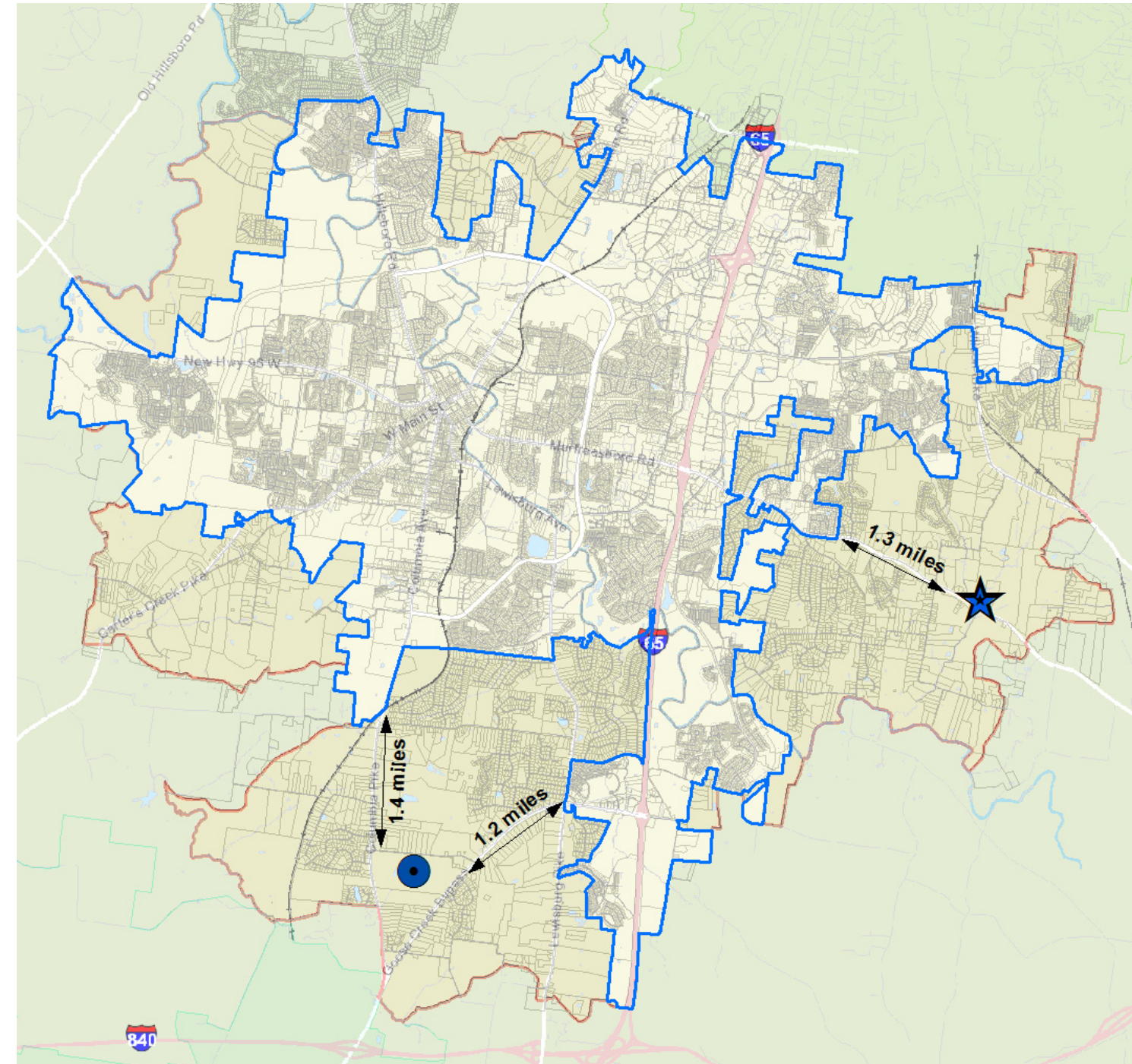
# Mayes Creek Non-contiguous Annexation Request

---

BOMA WORKSESSION – MARCH 28, 2017

# Non-contiguous Annexations

- The City may annex property located in the Urban Growth Boundary (UGB) that is not contiguous to the existing city limits upon the request of a property owner(s)
- Plan of Services (POS) for non-contiguous annexations have additional requirements
  - Must be prepared in cooperation with the County
  - City and County have to adopt inter-local agreements for the following items:
    - How emergency services will be provided to any interceding properties, and
    - Maintenance of roads and bridges located on the primary route to the area being annexed as deemed necessary by the City and County.
- Several property owners have expressed interest in annexing property that is not contiguous to the City limits.



# Key BOMA Policy Considerations - Non-contiguous Annexations

- Does the proposed development fit the City's broader land use vision / consistent with Long Range Plans?
- Does the proposed development fill a community need and bring high quality development to the City?
- Does the proposed development help advance Key Infrastructure Plans?
- What is the impact of the proposed development on overall level of city services / Cost-Benefit?

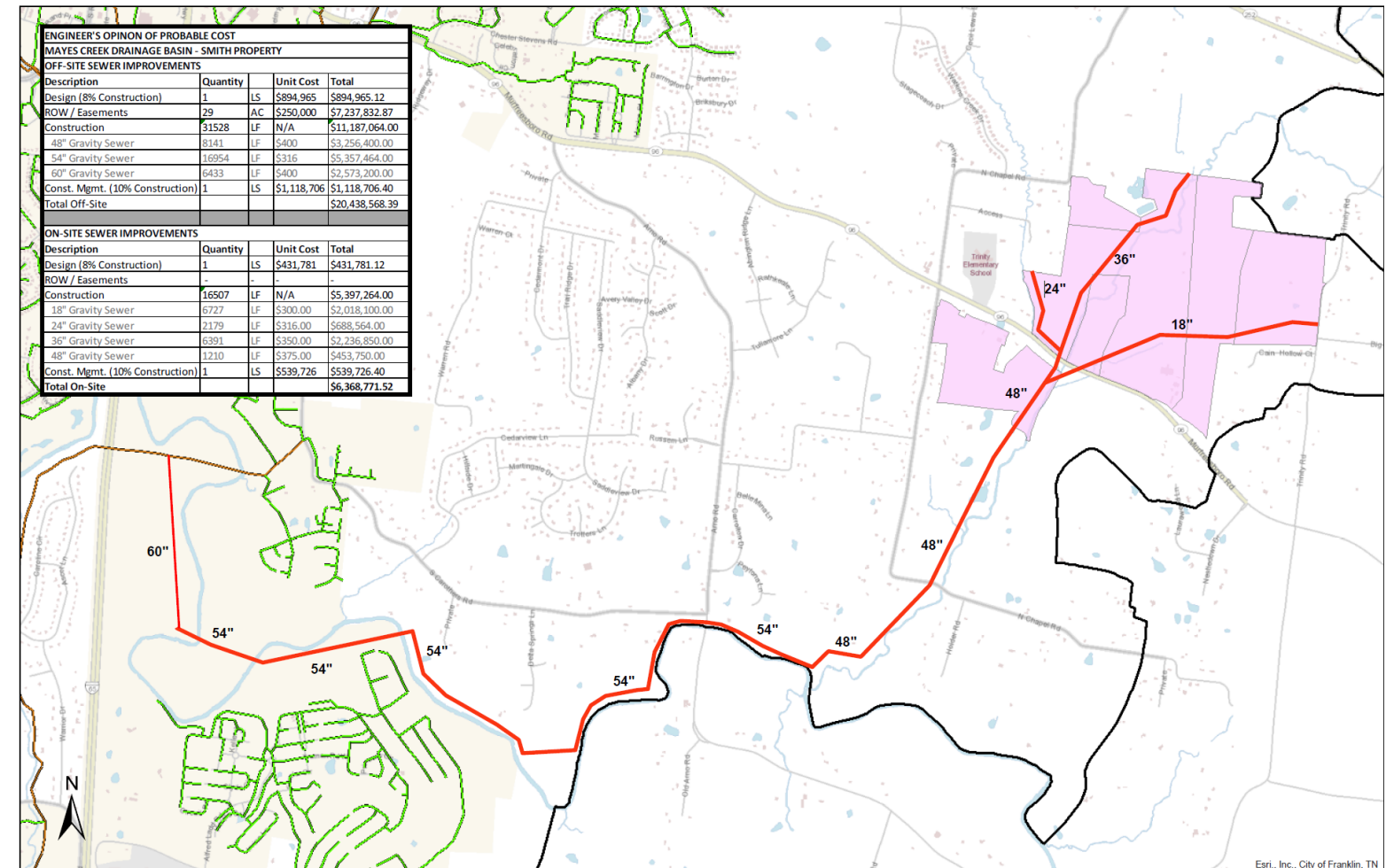
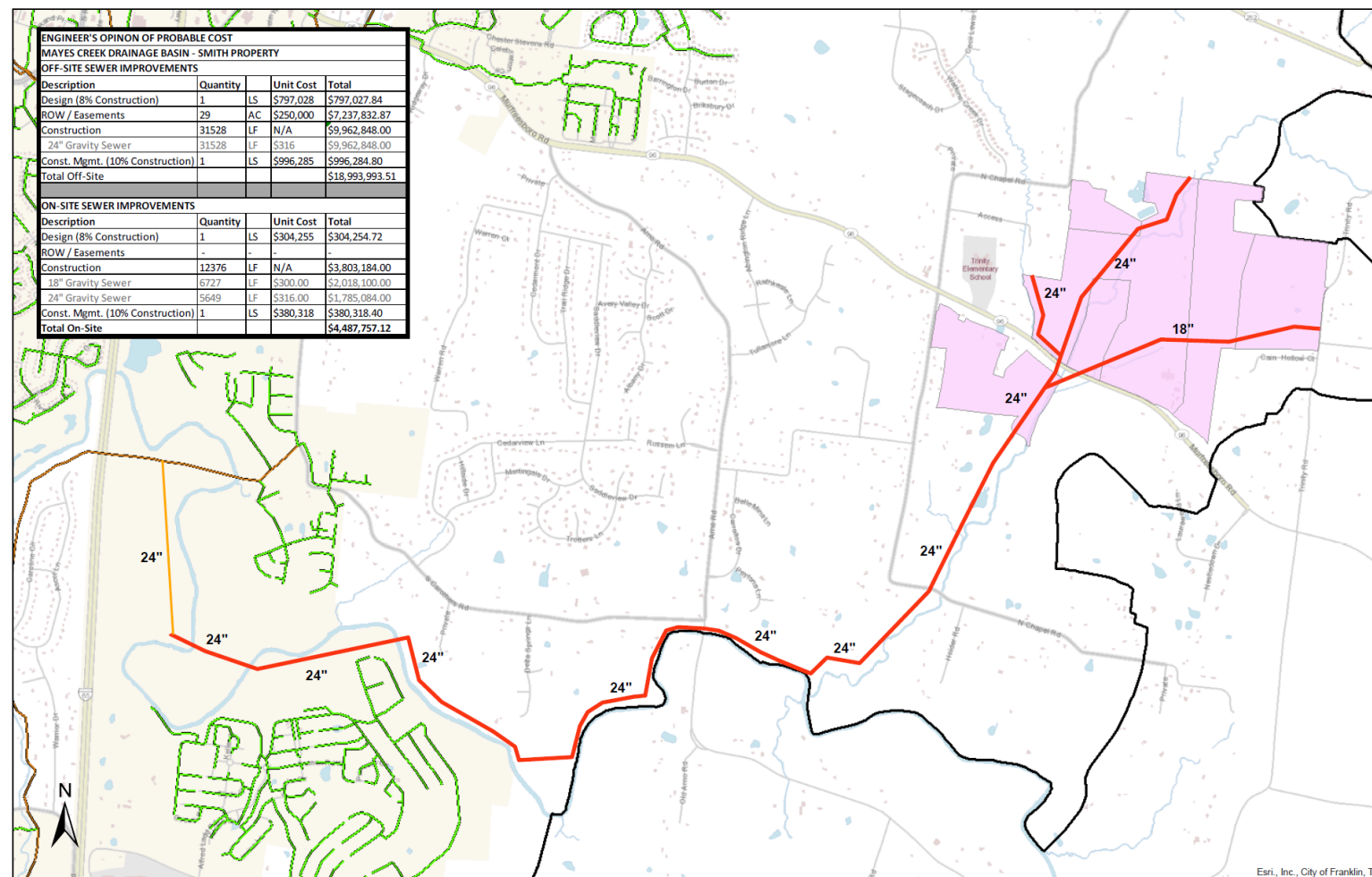
# Mayes Creek Annexation Request

- Request to annex 490 acres not contiguous to existing City limits (N. Chapel Rd/ Hwy 96 E area)
- **How does development fit broader land use vision/consistency with Envision Franklin?**
- Located in Development Reserve and Neighborhood Commercial Design Concepts
- Property currently not located within reasonable proximity to sewer
- Existing road network not suitable for large scale development
- **Does the proposed development fill a community need and bring high quality development to City?**
- Need to further evaluate the details of proposed land uses and development plan
- Will require an amendment to Envision Franklin



# Mayes Creek Annexation Request

- Does the development help advance key infrastructure plans?
- Applicant is proposing alternative wastewater treatment for initial phases of development.
- Proposed plan would not advance key long term sewer infrastructure plans for Mayes Creek Basin
- Should the City consider alternative wastewater treatment?



# Mayes Creek Annexation Request

- **Evaluation of impact on overall level of city services / Cost-Benefit**
- Draft POS has been prepared based on a preliminary analysis by City Departments
- **Next Steps**
- Does BOMA want to consider non-contiguous annexation requests?
- If yes, continue analysis of impact on city services and discussion of key policy issues with BOMA
- Begin process with County to Draft POS and required inter-local agreements