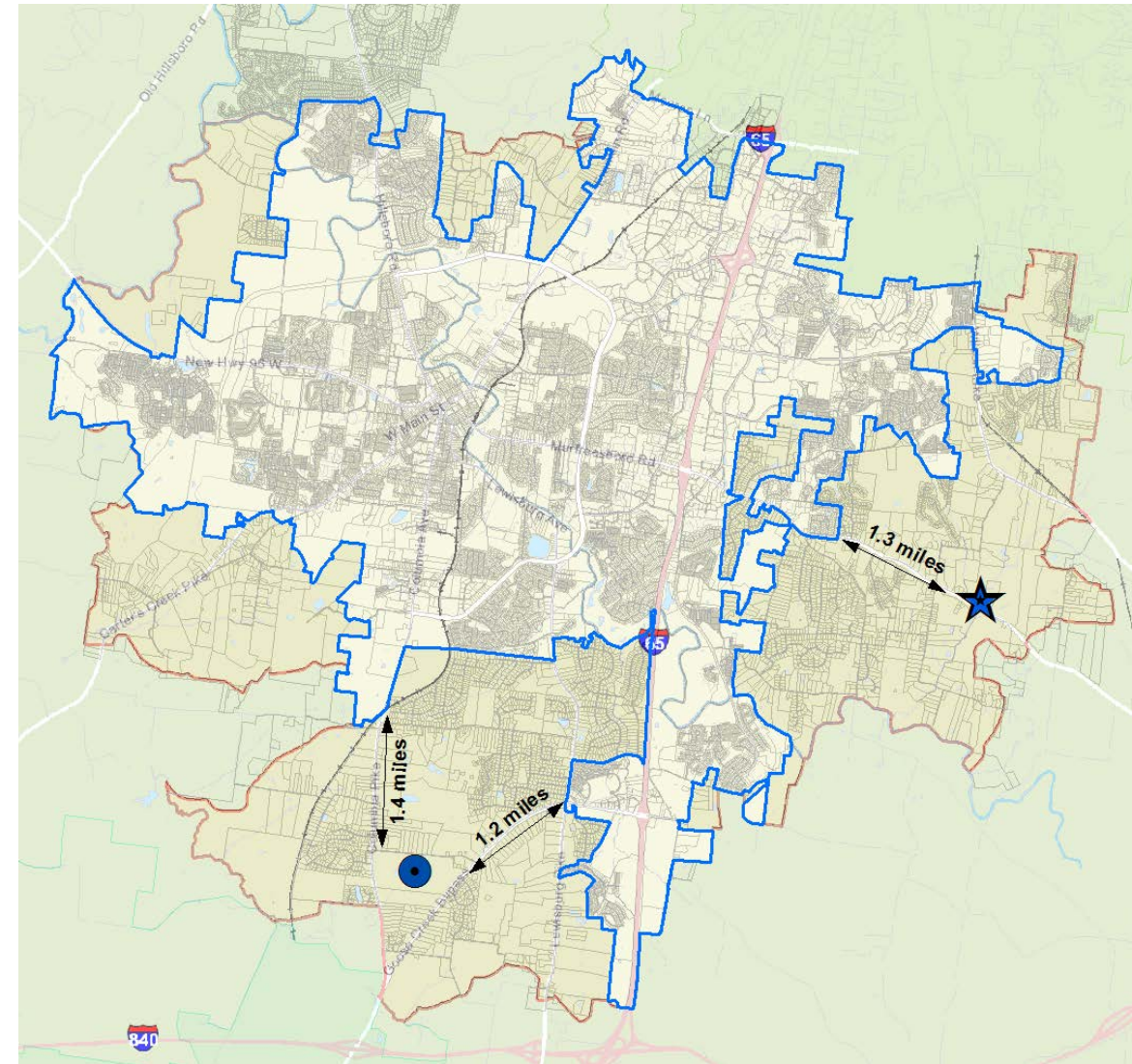


Mayes Creek Non-contiguous Annexation Request

BOMA WORKSESSION – APRIL 25, 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?

Mayes Creek Annexation Request

- Request to annex 490 acres not contiguous to existing City limits (N. Chapel Rd/ Hwy 96 E area)

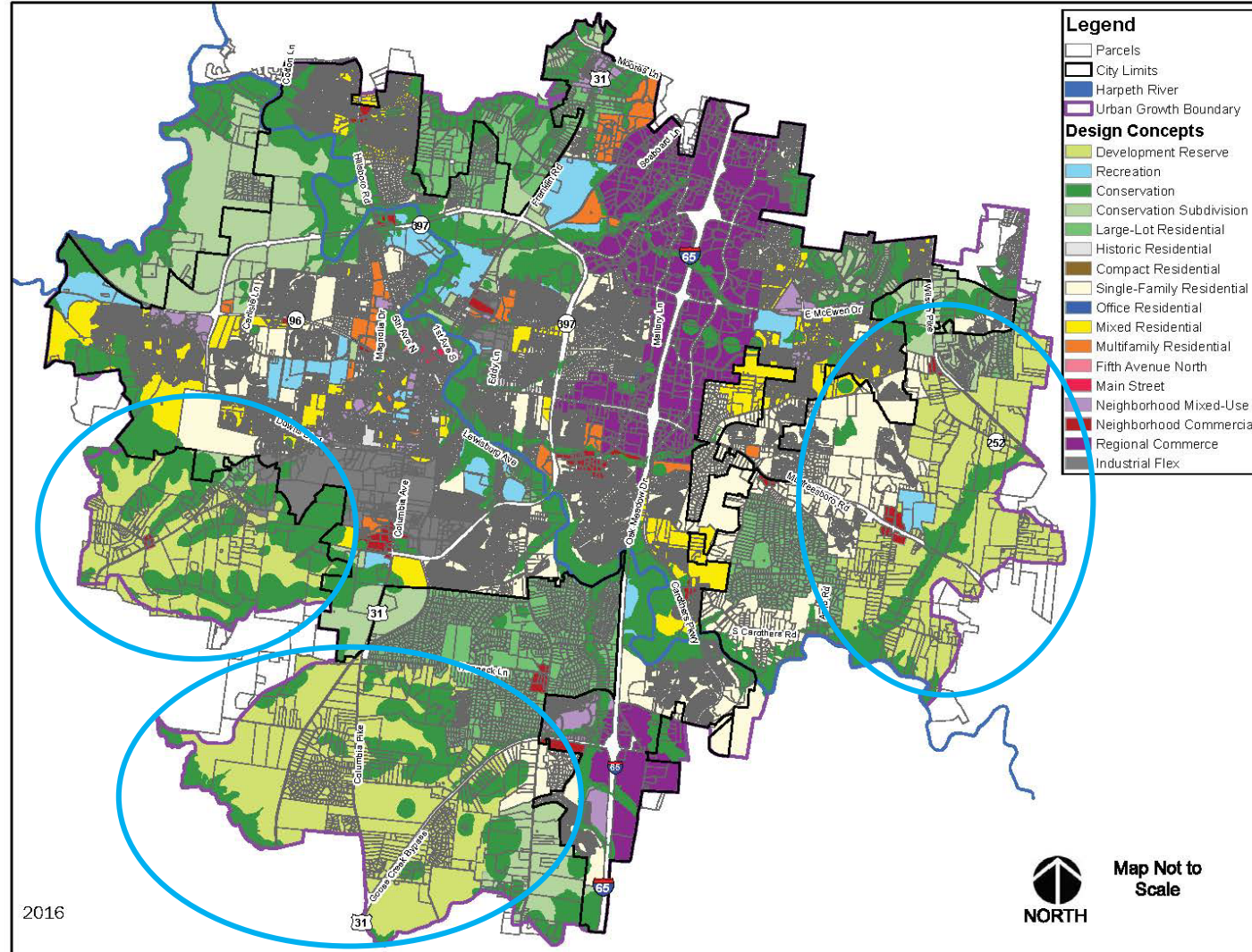
How does development fit broader land use vision/consistency with Envision Franklin?

- Located in Development Reserve, Neighborhood Commercial, and Conservation Design Concepts
- Property currently not located within reasonable proximity to sewer
- Existing road network not suitable for large scale development
- Will require an amendment to Envision Franklin



Mayes Creek Annexation Request

FIGURE 4.1: DESIGN CONCEPTS MAP



Mayes Creek Annexation Request

FIGURE C.5: LAND USE SUITABILITY - FIRE STATIONS

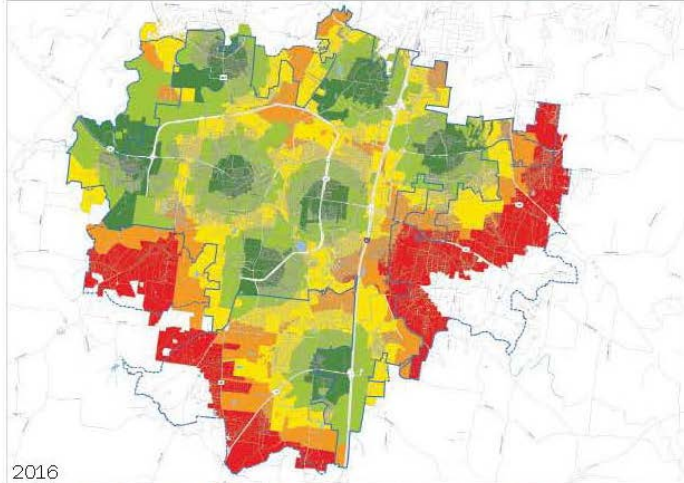


FIGURE C.7: LAND USE SUITABILITY - EMPLOYMENT CENTERS

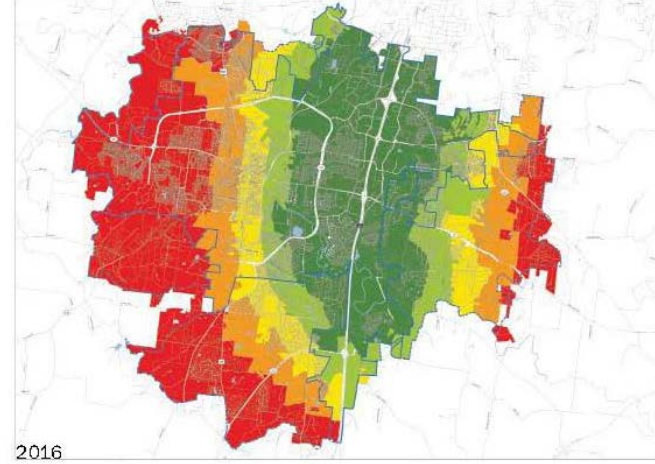


FIGURE C.10: LAND USE SUITABILITY - PRIMARY THOROUGHFARES

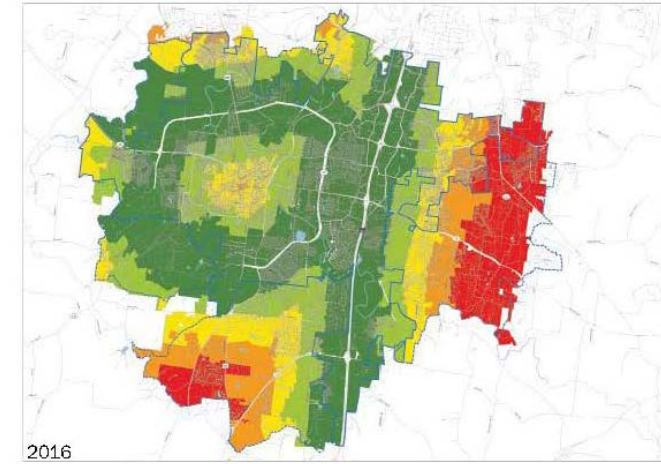


FIGURE C.6: LAND USE SUITABILITY - SEWER SERVICE

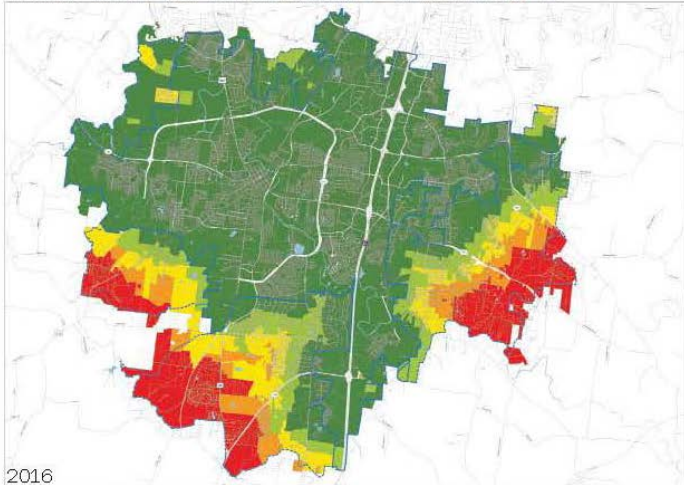


FIGURE C.8: LAND USE SUITABILITY - COMMERCIAL CENTERS

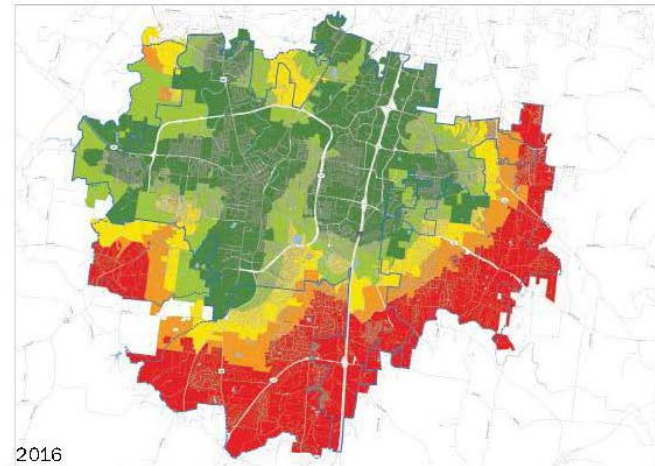
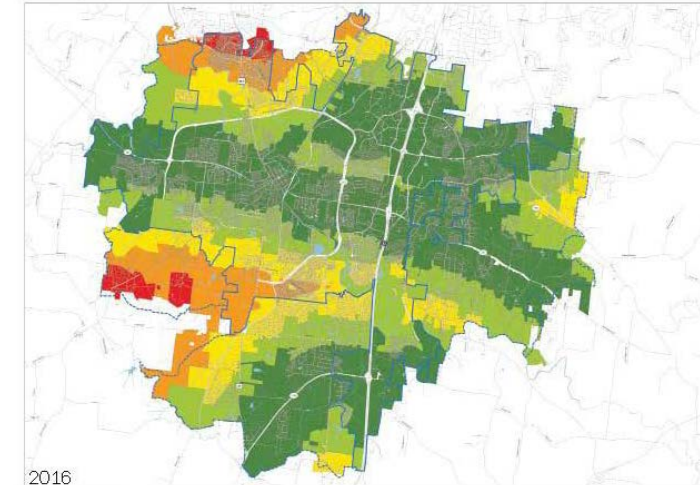


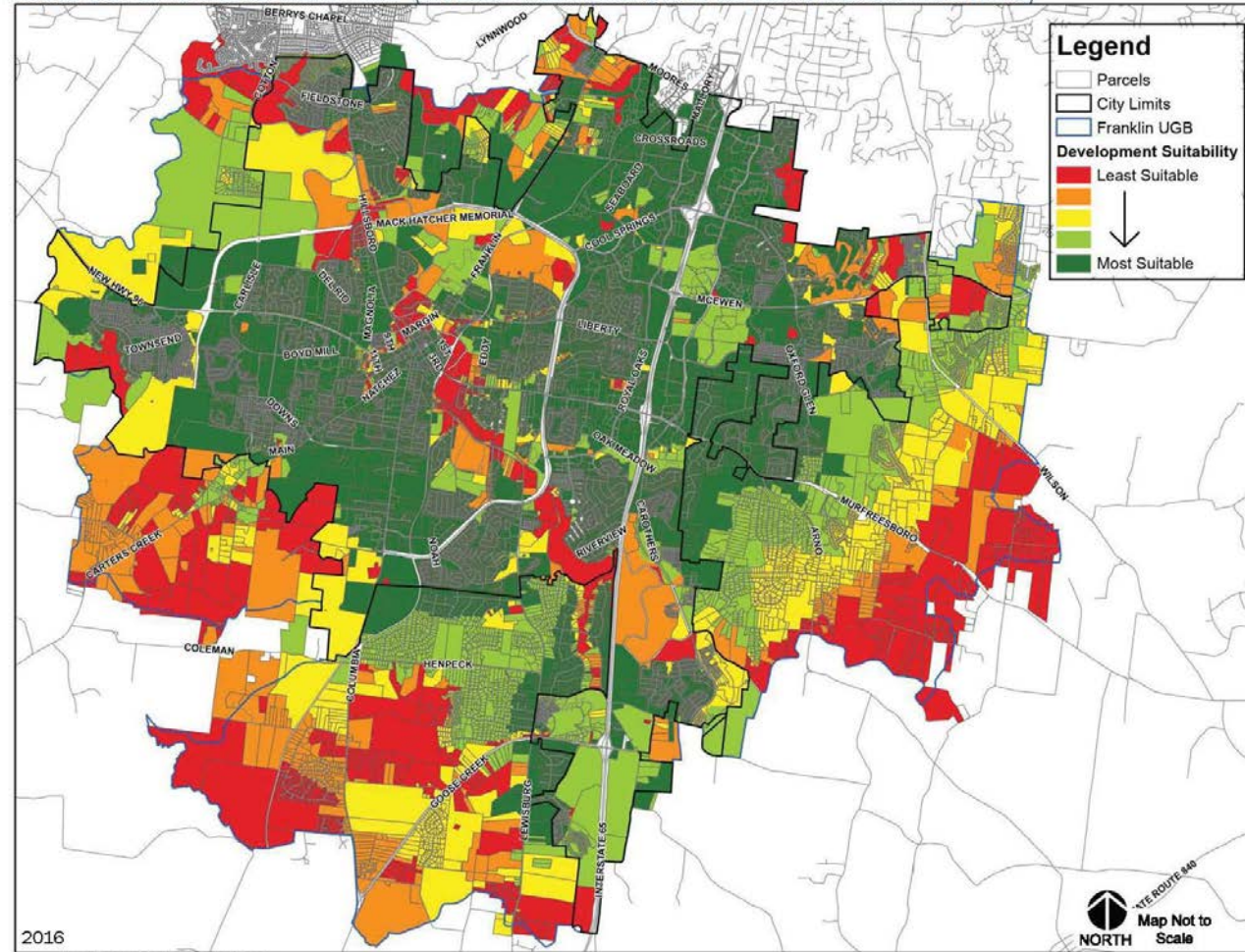
FIGURE C.11: LAND USE SUITABILITY - SECONDARY THOROUGHFARES



Mayes Creek Annexation Request

APPENDIX C

FIGURE C.2: LAND USE SUITABILITY MAP (INCLUDES ALL FACTORS AND REFLECTS FACTOR WEIGHTING)



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**
- Begin process with County to Draft POS and required inter-local agreements