

Tuscan Foothills Village Metropolitan District Boundary Modification

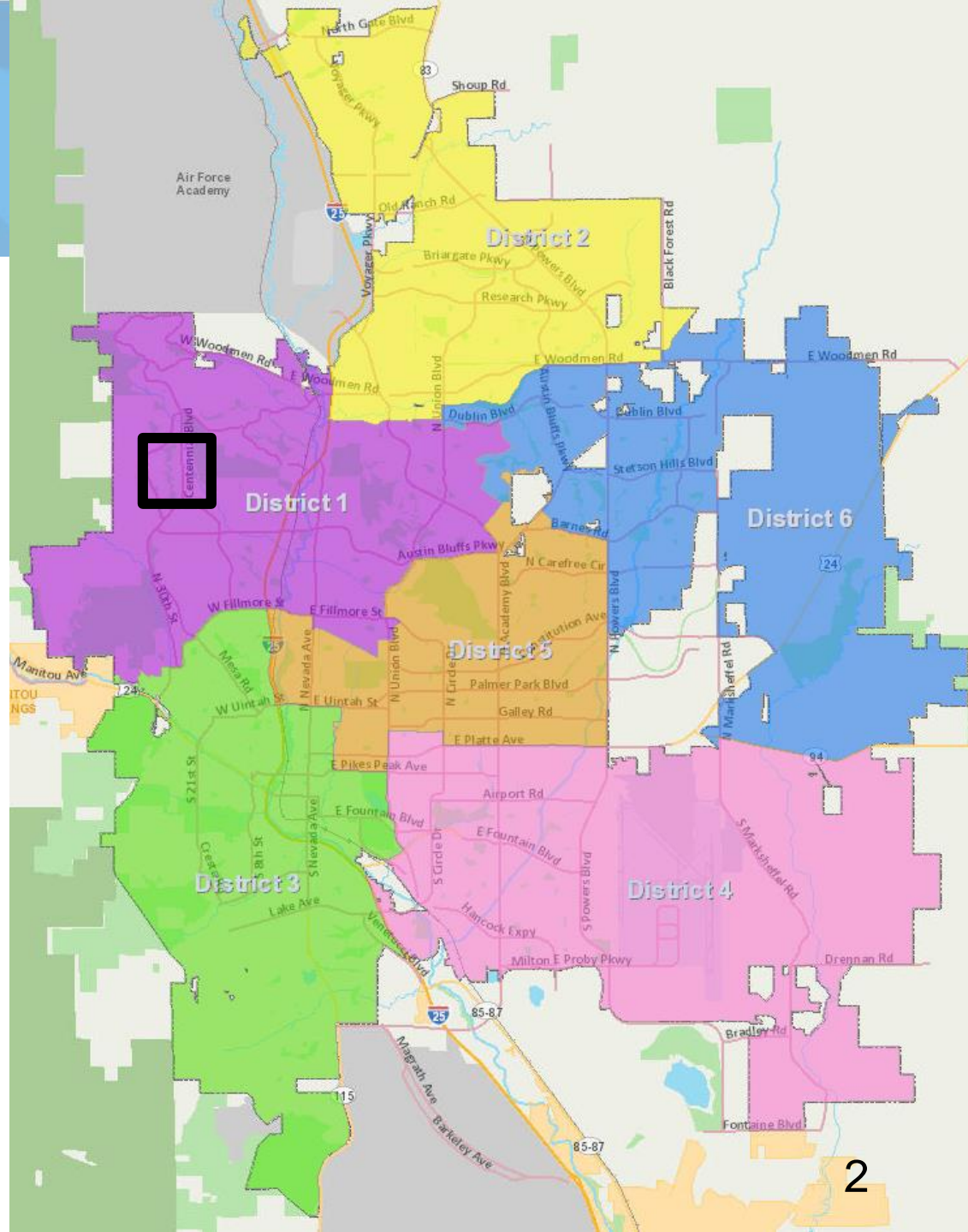
City Council Work Session
April 11, 2022

Hannah Van Nimwegen, AICP, Senior Planner
Blair M. Dickhoner, District Representative



Vicinity Map

- Council District 1
- West of Centennial Blvd, south of Chuckwagon Rd



Vicinity Map



Boundary Modification





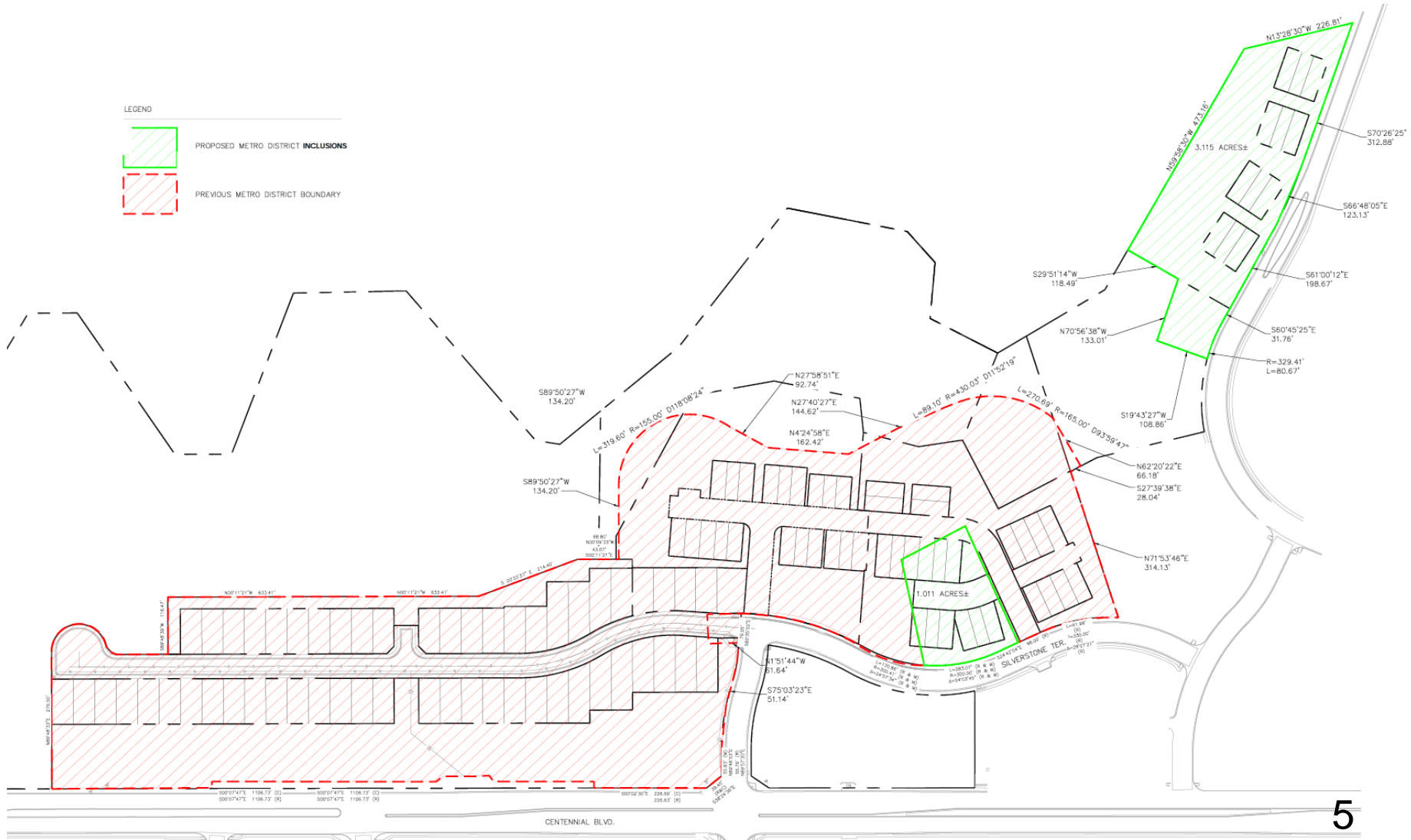
- Modification of the 2016 service plan
 - Modifies Exhibit C to add two additional properties (a 3.115-acre property and a 1.011-acre property) to the existing 23.24 acre Metro District
 - Language added regarding the prohibition of the District to enact a rule regulating the authorized conceal carry of a handgun

Service Plan Amendment



LEGEND

-  PROPOSED METRO DISTRICT INCLUSIONS
-  PREVIOUS METRO DISTRICT BOUNDARY



Current Development Status



- The 3.115-acre property is currently undeveloped but is zoned for medium-density residential land uses.
 - A development plan has been submitted for review and approval would be required prior to construction
- The 1.011-acre property is under construction and as part of a larger 24-unit townhome development.

Background and History



- The district was created in 2016
- The property inclusion occurred in 2017 and added 8 acres to the district
- Debt was authorized in 2019 by the City Council (Resolution 98-19)
 - Issuance took the form of a Limited Tax General Obligation Bond in the estimated aggregate principal amount of \$1,100,000
- District representatives held a neighborhood meeting in early 2022 where this inclusion was discussed
 - No concerns from residents

Budget Committee



- Item discussed on March 22, 2022 City Council Budget Committee
 - Clarifying questions were asked and included:
 - How many residents were in attendance at the neighborhood meeting?
 - What is the metro district board makeup?

Supporting Materials



- Draft City resolution
- District's letter requesting inclusion
- Active 2016 Service Plan