



WILLOWBROOK DEVELOPMENT

May 9, 2023

- Application for Annexation & Zoning with Development Agreement
 - Requested R-2 Zoning Designation
 - Requested Density of 1.5 Dwelling Units Per Acre (1,094 Dwellings)
 - Development Agreement – Establish Conditions of Approval
 - Development Agreement – “In Lieu Of” Process Used For Approval of First Phase Golf Course Facility
 - UDC Allows Development Agreement To Be Used (“In Lieu Of”) To Approve Conditional Uses – Golf Course Facility & Municipal (Civic) Uses For Approval of The Future Sewer Treatment Facility



WILLOWBROOK DEVELOPMENT

Application Submittal Process

- ☐ Application Submittal Process Meets UDC Requirements:
 - Submittal of Application – Original Submittal/Acceptance Date - July 15, 2021; Revised Information Submitted - June 23, 2022
 - Submittal Requirements Completed Including – Pre-Application Meetings, Neighborhood Meeting, Complete Signed Application



WILLOWBROOK DEVELOPMENT

Application Review Process

- Agency Transmittals – Staff Notified ACHD, ITD, CHD4, West Ada School District, Star Fire District, Star Sewer & Water District, Etc.
 - Comments Provided In Council Packet
 - Staff Provided a Supplemental Transportation Analysis To Council
- Applicable Comprehensive Plan & Land Use Map - 2020
 - Applicable Unified Development Code – 2020
 - Idaho Case Law Establishes Review Criteria For the Time of Submittal of Applications



WILLOWBROOK DEVELOPMENT

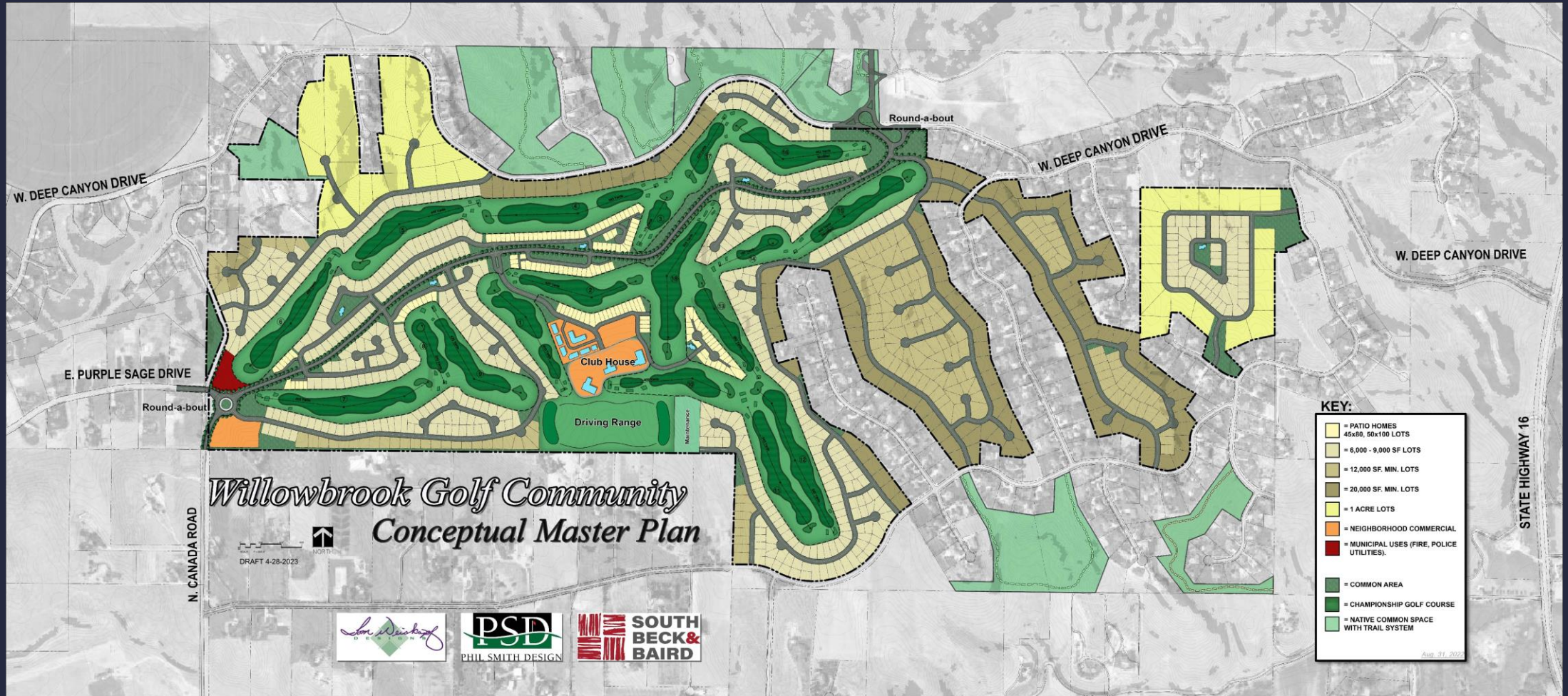
Development Feature Highlights in Conceptual Plan

- Density of 1.5 Maximum is Less Than Allowed 3 DU/Acre Per Applicable Comp Plan Land Use Designation (2020)
- Open Space/Amenity Review
 - Entire Development Requires 109-Acres (15%) Total Open Space With 73-Acres of That Being Usable (10%)
 - Application Provides 130.5 Acres (18%) Qualified Total Space Including 73-Acres of Qualified Usable (13.7%)
 - Open Space Does Not Include 176-Acre Golf Course in Calculations
 - Provide for 15 Qualified Amenities In The Development Per UDC



WILLOWBROOK DEVELOPMENT

Concept Plan





WILLOWBROOK DEVELOPMENT

Development
Data
Submitted

WILLOWBROOK DEVELOPMENT DATA:

TOTAL ACRES _____ 726.57 ACRES +/-

PATIO HOMES (UNDER 6,000 SF.) _____ 146 LOTS
 TOTAL AREA _____ 13.9 ACRES
 DENSITY _____ 10.5 DUA

SINGLE FAMILY (6,000 SF. - 9,000 SF.) _____ 585 LOTS
 TOTAL AREA _____ 121.9 ACRES
 DENSITY _____ 4.8 DUA

SINGLE FAMILY (12,000 SF. MINIMUM) _____ 174 LOTS
 TOTAL AREA _____ 48.8 ACRES
 DENSITY _____ 3.5 DUA

SINGLE FAMILY (20,000 SF. MINIMUM) _____ 145 LOTS
 TOTAL AREA _____ 71.1 ACRES
 DENSITY _____ 2.0 DUA

SINGLE FAMILY (1 ACRE MINIMUM) _____ 44 LOTS
 TOTAL AREA _____ 58.7 ACRES
 DENSITY _____ .75 DUA

TOTAL RESIDENTIAL:
 TOTAL LOTS _____ 1,094 LOTS
 TOTAL ACRES _____ 314.4 ACRES
 TOTAL AREA _____ 43.3 %
 GROSS DENSITY _____ 1.50 DUA
 NET DENSITY _____ 3.48 DUA
 (NOT INCLUDING R.O.W., GOLF COURSE, COMMERCIAL OR COMMON AREAS)

NEIGHBORHOOD COMMERCIAL:
 TOTAL AREA _____ 13.0 ACRES
 1.75 %

MUNICIPAL:
 TOTAL AREA _____ 1.80 ACRES
 .25 %

TOTAL AREA _____ 175.4 ACRES
 24.1%

QUALIFIED OPEN SPACE:

COMMON AREA

(BUFFERS PARKWAYS AND OPEN GRASSY AREAS):

TOTAL AREA _____ 31.1 ACRES
 4.3 %

COMMON AREA

(NATURAL AREAS WITH HIKING TRAILS):

TOTAL AREA _____ 99.37 ACRES
 13.7%

TOTAL QUALIFIED OPEN SPACE: _____ 18.0 %

RIGHT OF WAY:

TOTAL AREA _____ 91.5 ACRES
 12.6%



WILLOWBROOK DEVELOPMENT

Community Review

- Staff Created a Separate Webpage on City Website Devoted to Willowbrook Information Including Application Materials, Agency Reviews, Public Input Letters
- Neighborhood Letters Included in Council Packets
- Late Exhibits Include:
 - Submitted Petition
 - Late Public Input Letters



WILLOWBROOK DEVELOPMENT

Staff Recommendations

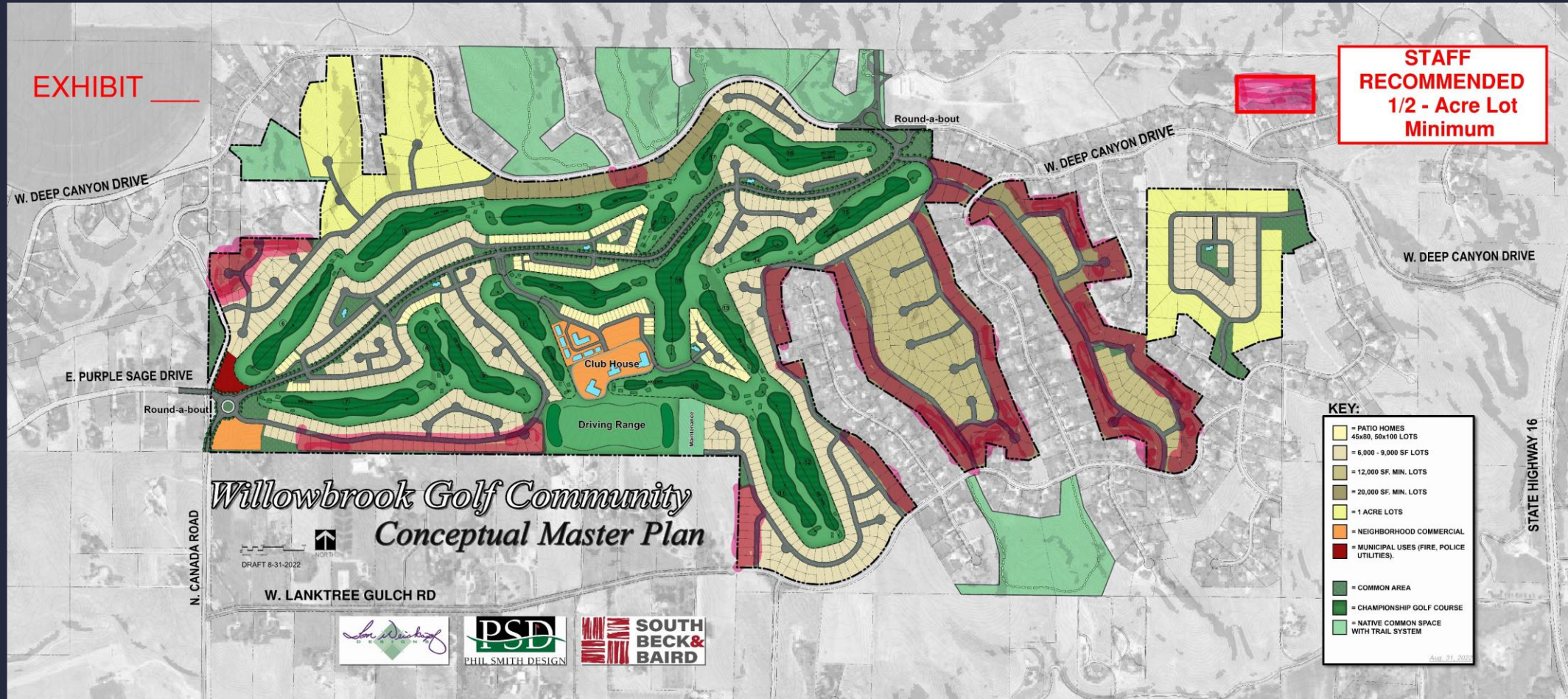
- Council Prepare Conditions of Approval to Include In Development Agreement
- Adopt Specific Conditions of Approval from Reviewing Entities
 - Including But Not Limited To ACHD, ITD, CHD4 & Star Transportation & Pathways Committee, Including Future TIS Updates
- Consider Staff Recommended Conditions Included in Staff Report/Council Packet Including:
 - Future Applications for PUD, Preliminary Plats, Certificate of Zoning Compliance/Design Review for Commercial Uses Including Review Of Open Space & Amenities, Pathways, Street & Subdivision Standards



WILLOWBROOK DEVELOPMENT

Staff Recommendations

- Concept Plan with Recommended Transitional Lots





WILLOWBROOK DEVELOPMENT

Development Agreement

Planning Director
City of Star
P.O. Box 130
Star, ID 83669

(Space Above for Recorder's Use)

DEVELOPMENT AGREEMENT Willowbrook Golf Community

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Willowbrook Development, Inc., an Idaho limited liability company and hereinafter referred to as "Owner".

WHEREAS, Owner owns parcels of land totalling approximately 726.6 acres in size, currently located within Ada County, zoned RR, and more particularly described in **Exhibit A** of Ordinance _____, which is attached hereto and incorporated by reference herein (the "Property");



WILLOWBROOK DEVELOPMENT

Council Findings & Conditions of Approval

- Direct Staff to Provide Findings of Fact Upon Council Decision
- If Approval is Granted, Provide Conditions of Approval in Development Agreement for Acceptance by City & Applicant For Future Recordation
 - Development Agreement Should Condition the Following at a Minimum:
 - Staff Recommended Conditions of Approval
 - Adopt Traffic Agency Conditions of Approval
 - Council Adopted Conditions of Approval



WILLOWBROOK DEVELOPMENT

Procedural Items

- Staff Submits That All Procedures, Application Processes and Applicable Codes & Plans Have Been Followed in the Presentation of This Application Before City Council
- Staff Report & Council Packet Has Been Provided To the Mayor & Councilmembers, The Applicant, and the Public