

Rice McMurtry Guidelines and Development Standards (Revised Jan. 25, 2005)

Amended General Plan Policies for Development in the Rice – McMurtry Area, shown in ~~strike-out~~ for deletions and underline for additions:

Policy 2.3 – I 23: All new residential development within the Rice – McMurtry project area shall adhere to the following standards and guidelines:

- The area shall be developed with a rural feel and look with semi-custom and custom homes on lots with a minimum size of 10,000 square feet and an overall maximum density of 2.0 units per acre.
- Lot patterns shall be diverse, avoiding repetitive size and shaped lots.
- Lots around the perimeter shall be larger. ~~particularly a~~ Along the west side of Browns Valley Road and Shelton Lane, lots ~~which~~ are to be at least one acre in size.
- All new lots fronting on the north, east, and south sides of Browns Valley Road and the east side of Shelton Lane shall be at least one-acre in size unless the Planning Commission approves an exception to this standard. Exceptions may only be granted in those cases where it can be shown that the dimensions or configuration of an existing lot or the corner lots with two frontages precludes the attainment of the allowed density. In those cases, all new lots fronting on Browns Valley Road or Shelton Lane shall provide a minimum width of 150 feet and a minimum area of 20,000 square feet. For all other lots not fronting on Browns Valley Road and Shelton Lane the minimum lot size shall be 10,000 square feet.
- All new homes fronting on all sides of Browns Valley Road and Shelton Lane are to be unique custom homes individually-designed by an Architect.
- Housing along Browns Valley Road and Shelton Lane shall be limited to one story.
- Low-level lighting using non-standard light standards and heads is encouraged.
- Private streets with rolled curbs, narrow sections, and sidewalks on at least one side are encouraged.
- There is no requirement to install curbs, gutters, and sidewalks along the east side of Shelton Lane and the north, south, and east sides of Browns Valley Road unless dictated by new development on these properties.
- Public streets must conform with adopted City Standards.
- Perimeter fencing along Browns Valley Road and McMurtry Lanes shall be open in nature, such as three-rail or split-rail wood.
- A public pedestrian, bicycle, and/or equestrian trail system shall connect the developments.
- The landscaped pedestrian and equestrian trail along the Shelton Lane frontage shown on the Concept Plan shall be incorporated into the Reynolds ranch subdivision plans and a similar amenity shall be included in all new development along the west side of Browns Valley Road.
- Browns Valley Road shall be designed and constructed to provide an interim minimum pavement width of thirty-two (32) feet. The minimum ultimate pavement width shall be no less than forty (40) feet with separated sidewalks and landscaping on both sides. Additional right-of-way and pavement width may be required as the properties fronting on Browns Valley Road develop. The City Engineer may approve an interim roadway width and configuration prior to the development of the properties fronting on Browns Valley Road.
- Infrastructure master plans for sewer, water, storm drain, and traffic improvements shall be prepared prior to or in conjunction with the processing of subdivision maps for all development within Rice – McMurtry Area.

- Prior to the approval of any subdivision applications, the developers shall assure that all required domestic water supply and distribution systems, wastewater collection and treatment facilities, storm water management facilities, and roadway segment and intersection improvements will be incorporated into the final project plans.
- A landscaped buffer shall be provided around the perimeter of each residential area adjacent to open space for aesthetics as well as fire protection.
- All requirements of the Fire Department for protecting the homes from wildland fires shall be integrated into the final project plans.
- There shall be deed restrictions precluding the new residents from protesting the keeping of farm animals and associated nuisances on the surrounding properties.