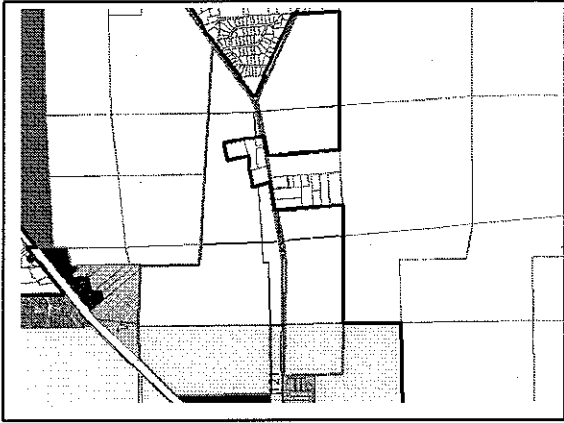


**LU change for Plum
Creek's 1,754 acres**

28LUC-07PB

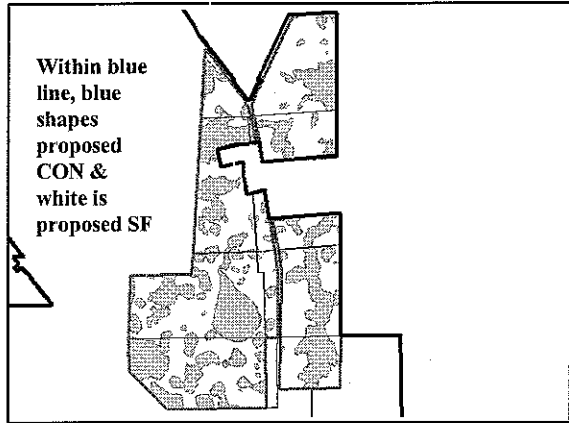
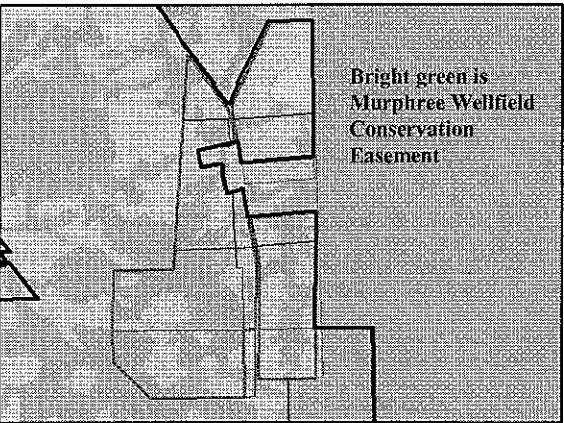
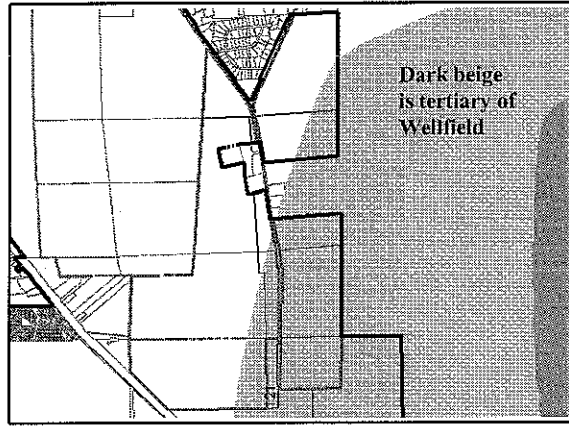
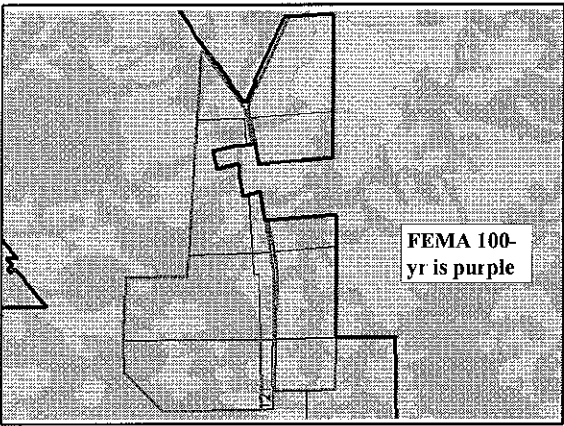
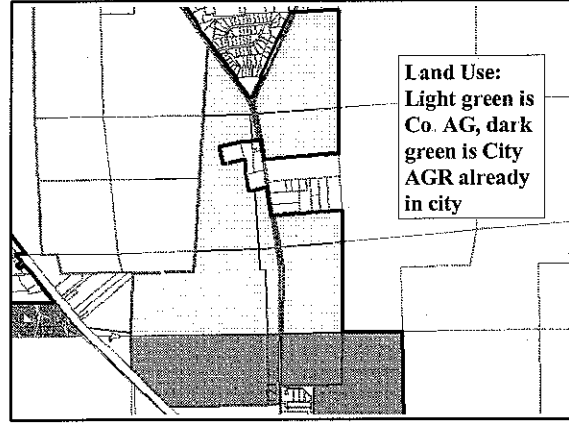
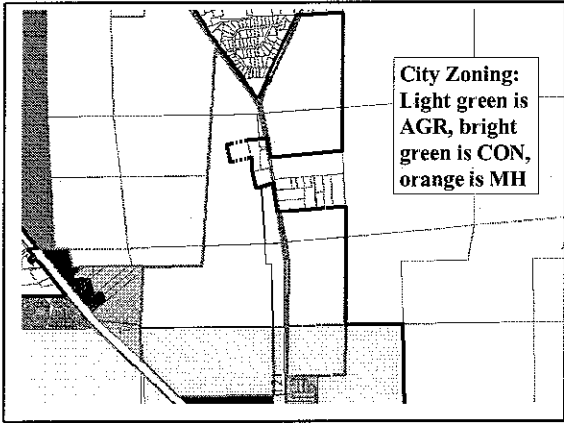


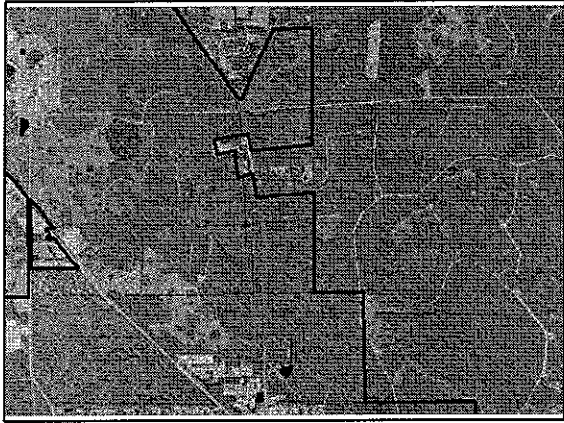
- Highlights**
- Annexed in Feb. 2007
 - 1,754 ac total (460 ac in city prior to 07)
 - Area is rural in character & relatively wet
 - Current County designation: Rural/Ag LU (1 du/5ac)

- Highlights**
- 5% (~90 ac) proposed for PUD town centers (up to 100K non-res)
 - PD zoning and town center plans to be submitted in future
 - 34% (~600 ac) proposed for Conservation LU & easements (primarily wetlands) & no res allowed
 - 61% (~1070 ac) proposed for SF LU (limited to 1.5 du/ac)

- Highlights**
- First phase by 2013 to include 581 res. units
 - Build-out 2,160 res units
 - Full traffic study not included in application
 - Binding letter & first phase dev limitation guarantees transportation financial feasibility (4 3 4 [6])
 - GRU has water/wastewater capacity

- Highlights**
- Substantial wetlands, silviculture
 - Much of proposed SF in floodplain
 - County-designated strategic ecosystem
 - Headwaters for Rocky Ck, Hatchet Ck, Turkey Ck
 - Adjacent & west of Murphree conservation (partially in tertiary zone)
 - Adjacent & east of Deerhaven





**New state statute requires Comp
Plan to be financially feasible**

Recommendation

Approve based on 4.3.4