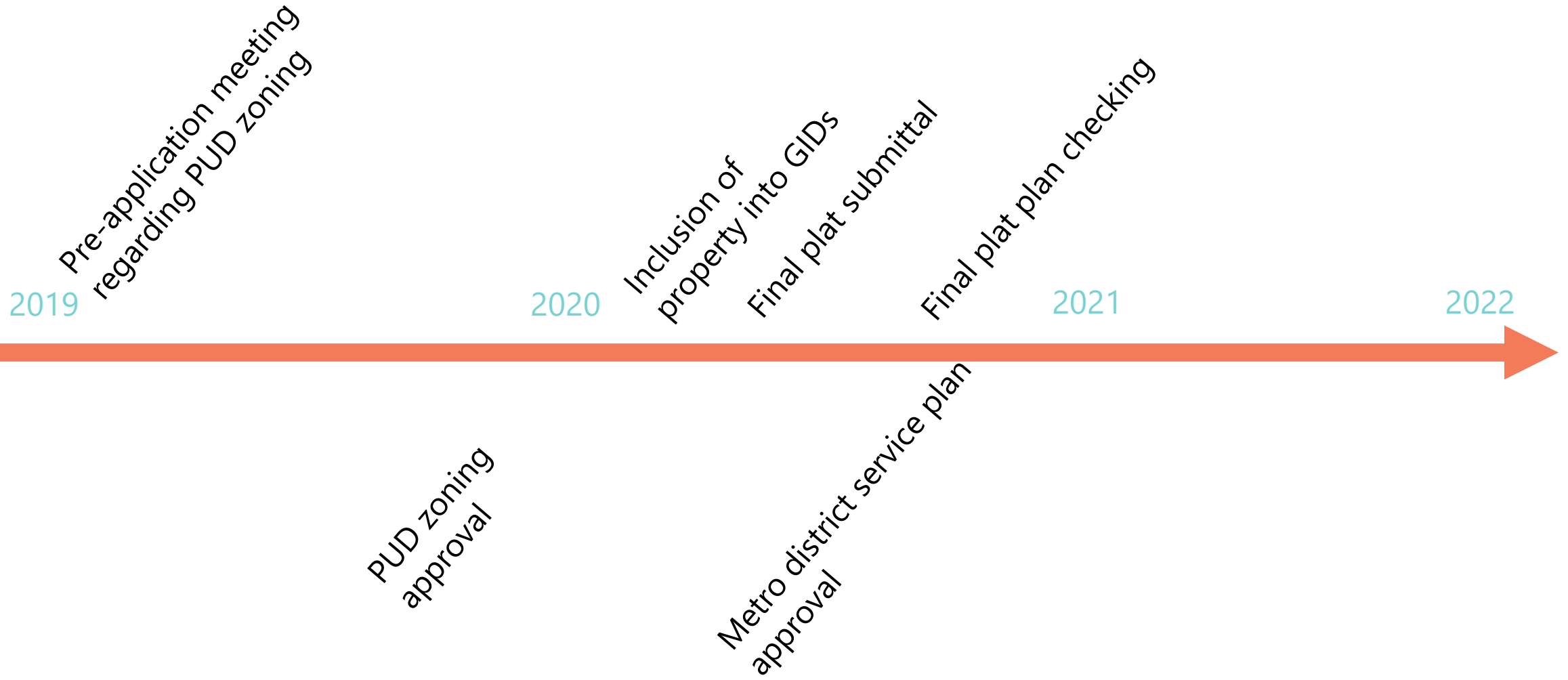




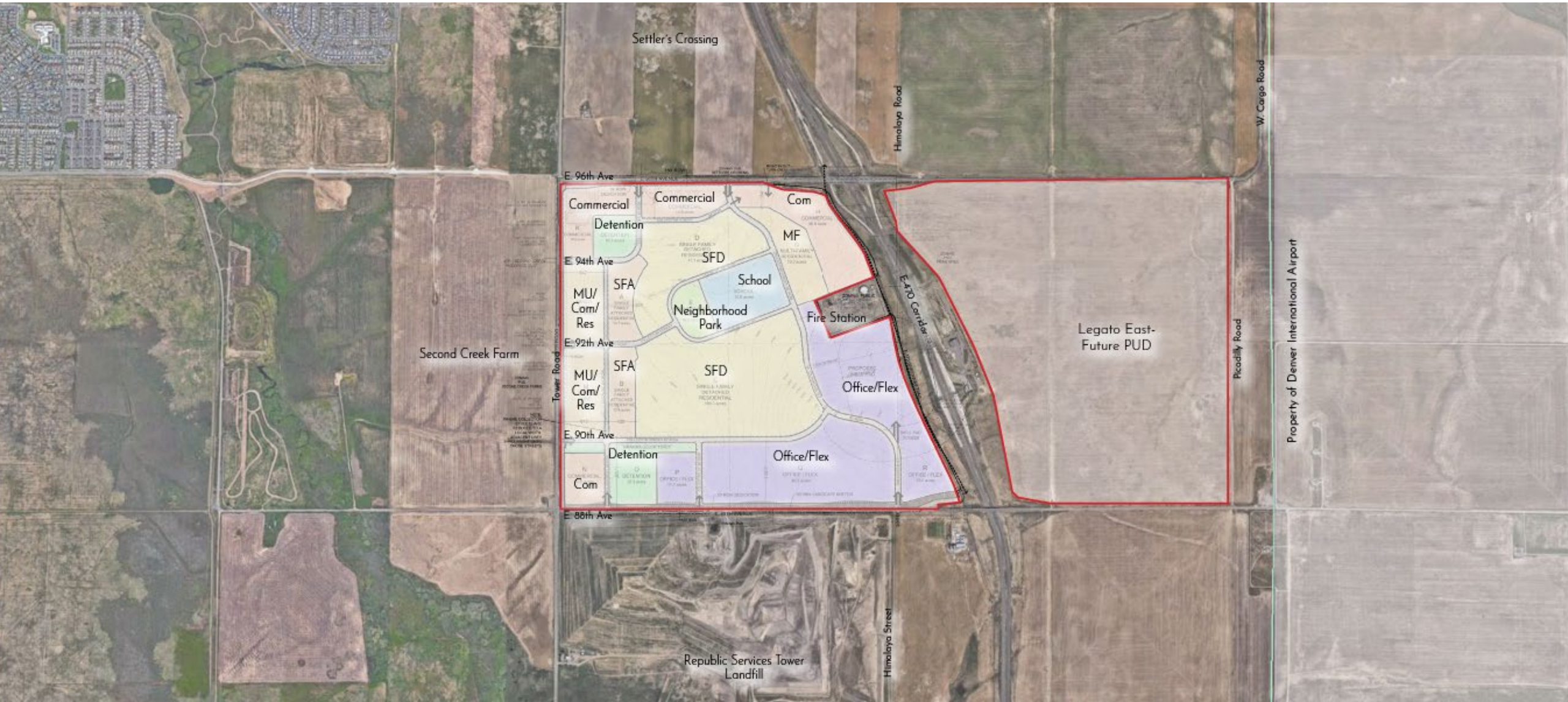
# Legato

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# Process to Date

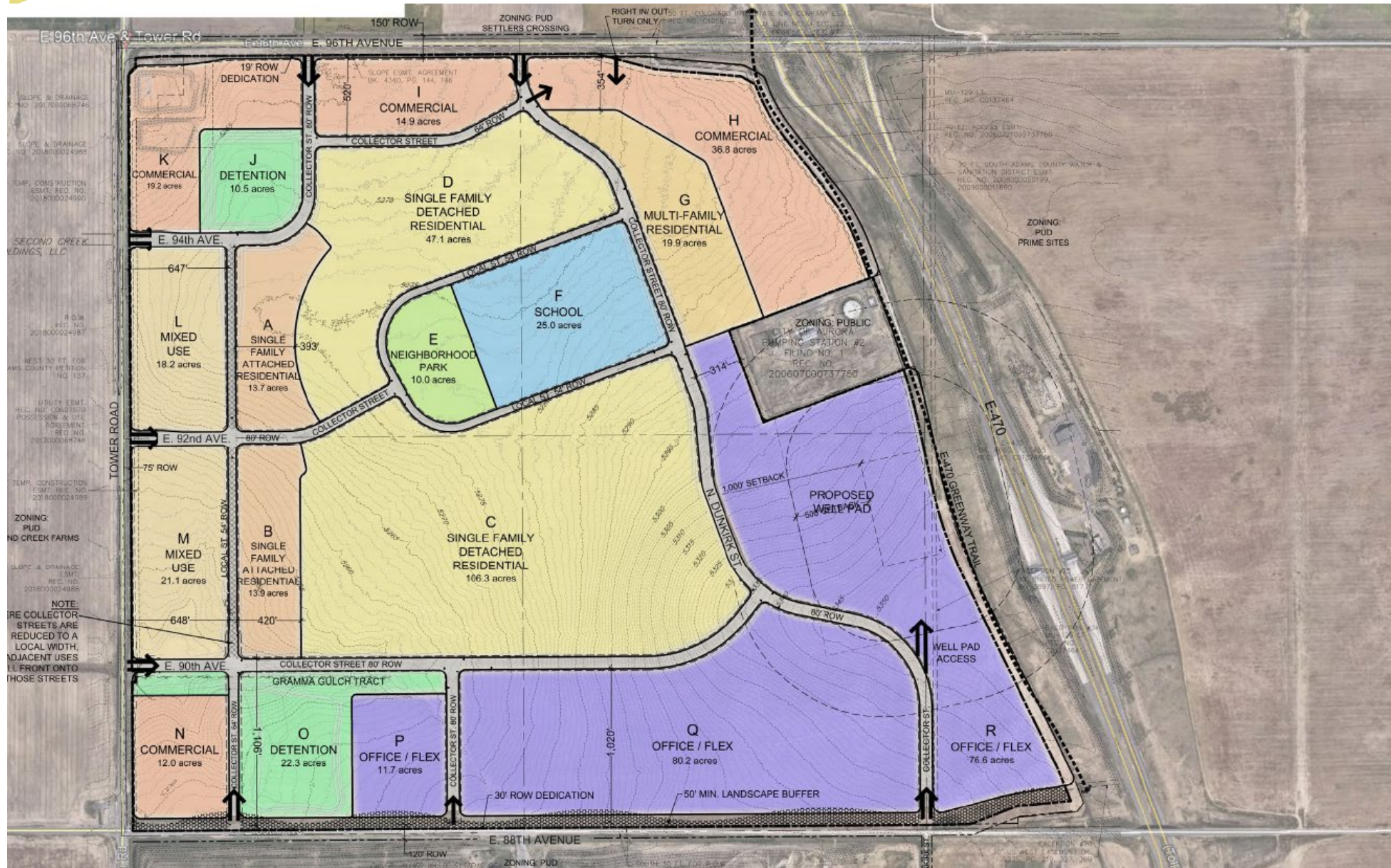


# Context Map





# PUD Plan







# Cohesive Community



## A Cohesive Community

As the development team for Legato, we are dedicated to our collective mission to create a cohesive community, resulting in a compelling resident and visitor experience for generations to come.

We are committed to:

1. Establishing a shared vision and a sense of belonging for a broad spectrum of residents and visitors.
2. The diversity of our resident's backgrounds, their community experiences and their circumstances will be appreciated and respectfully valued.
3. Strong and positive relationships will be encouraged between our residents in the workforce, in our school and within our neighborhoods.



Legato Illustrative Parks, Trails & Open Space

Scale 1" = 100'



Legato

Legato City Council Meeting, June 2022, N 1



# Residential Design





# Neighborhood Features and Amenities





# Neighborhood Features and Amenities





# Entryway







# Economic Impact

Development of first residential areas will:

- Advance infrastructure development to serve adjacent commercial areas
- Provide needed “rooftops” to support the development of commercial uses
  - Retailers and restaurants rely on surrounding residential uses to provide a strong market for goods and services
  - Particularly true given the well-publicized recent challenges in retail market



# Fiscal Impact

- Property has been included in the E-470 General Improvement Districts
  - Development of Legato will provide additional assessed valuation to support mill levy for regional utility and park needs
- City has approved metropolitan districts
  - Bonds have already been issued to support development of public improvements to serve Legato
  - Plat approval will provide needed assurance to bondholders and bond markets generally that development will proceed as contemplated





# Approval Criteria

- (a) The subdivision is consistent with any approved rezoning, concept plan or PUD Zone Document;
- (b) The subdivision is consistent with and implements the intent of the specific zoning district in which it is located;
- (c) There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;
- (d) The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of this land development code;
- (e) The subdivision complies with all applicable city standards and does not unnecessarily create lots or patterns of lots that make compliance with such standards difficult or infeasible;
- (f) The subdivision: (i) Will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements, either as they presently exist or as they may in the future exist as a result of the implementation of provisions and policies of the comprehensive plan, this land development code, or any other plan, program or ordinance adopted by the city; or (ii) Any adverse effect has been or will be mitigated to the maximum extent feasible;
- (g) Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development;
- (h) A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements; and
- (i) As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.



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