

III. DEVELOPMENT STANDARDS AND REGULATIONS

As the project is built-out, the NCTD may adjust routes and services to meet the needs of the growing community. The project would allocate a site for public transportation within the Town Center. The applicants will continue to coordinate with NCTD and MTS regarding potential transit options for the project site.

5. Interim Private Transit Services

Interim transit services providing transit service between the Community and the transit center would be provided by the HOA upon build-out of the community and would terminate when a transit linkage is proposed by the local transit district. This interim service will include the following features:

- a) Service for Community residents would be provided on demand.
- b) Rides would be subsidized on commercially available services such as taxis and/or shuttle vans.
- c) Pick-ups and drop-offs would be at a central location in the development.
- d) The HOA could set up accounts with the providers allowing residents to call a dispatcher to request service and obtain the discounted rate. The same or similar service could be called to return the rider to Lilac Hills Ranch.

Additional Options

The subsidized private or group shuttle trips could be supplemented by any of the options below to provide alternative ways to make connections to the regional transit system or to local destinations not served by that system:

- a) Provide subsidized transit passes to encourage use of public or private transit. The subsidized private or group shuttle rides would increase the convenience of the regional public transportation system and therefore encourage a higher level of utilization.
- b) Provide coordination/support of a Car Sharing system for those who want/need the improved convenience of driving to encourage Lilac Hills Ranch residents to drive themselves and other residents to their employment destination or a regional transit center.
- c) Provide coordination/support for ride sharing or shuttle services with volunteer drivers such as the designated drivers sponsored by the Independent Transportation Network (ITN) upon build-out of the community.

C. Zoning Regulations

1. Planning Areas – Description and Zone Boxes

The following section provides a description of land uses and zoning found in the Lilac Hills Ranch. Dimensions and standards noted are minimums. Minor variations may be permitted subject to PDS Director review or Final Map approval, providing the

NGBS Credit

405.7 - Minimum Density Calculation

Use	Description	Acres	Units	Density	
SFD	SINGLE FAMILY DETACHED	156.9	903	5.8	du/ac
SFS	SINGLE FAMILY - SENIOR	76.9	468	6.1	du/ac
SFA	SINGLE FAMILY ATTACHED	7.9	164	20.8	du/ac
C	COMMERICAL/MIXED USE	14.36	211	14.7	du/ac
GC	Group Care	6.5	200	30.8	du/ac
	Total	262.56	1,946	7.4	Avg