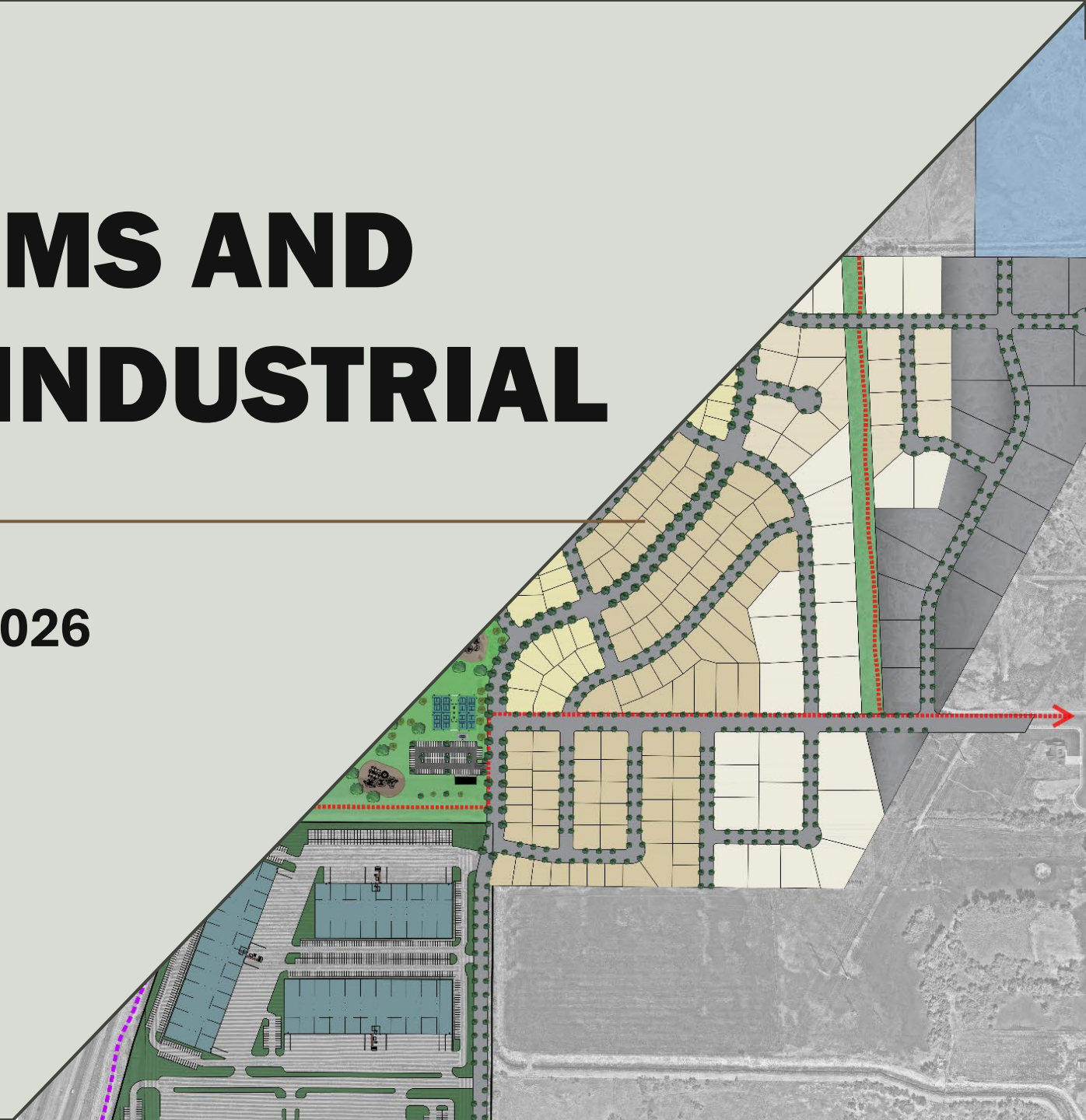
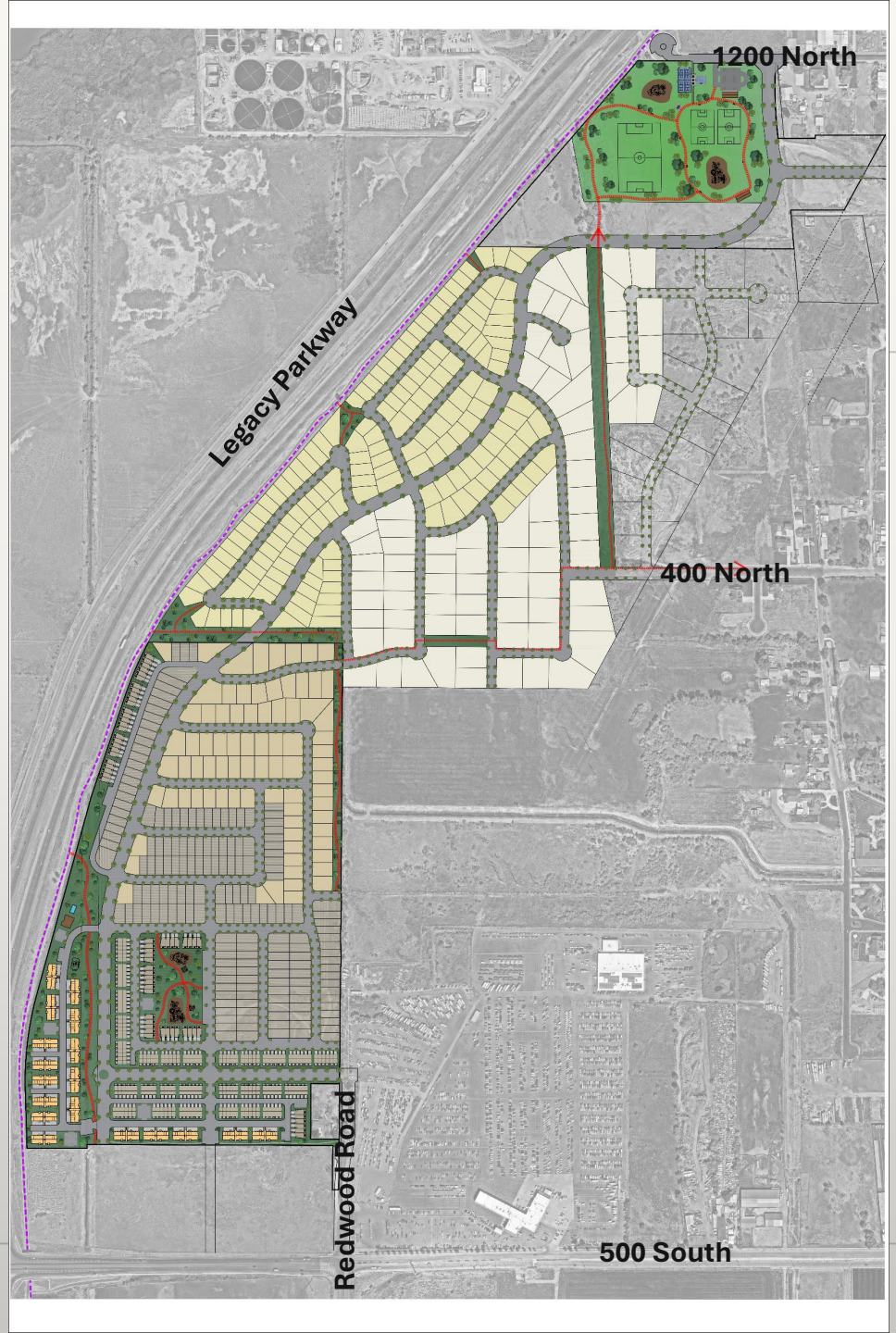
BELMONT FARMS AND PROVIDENCE INDUSTRIAL

Work Session – October 6, 2026



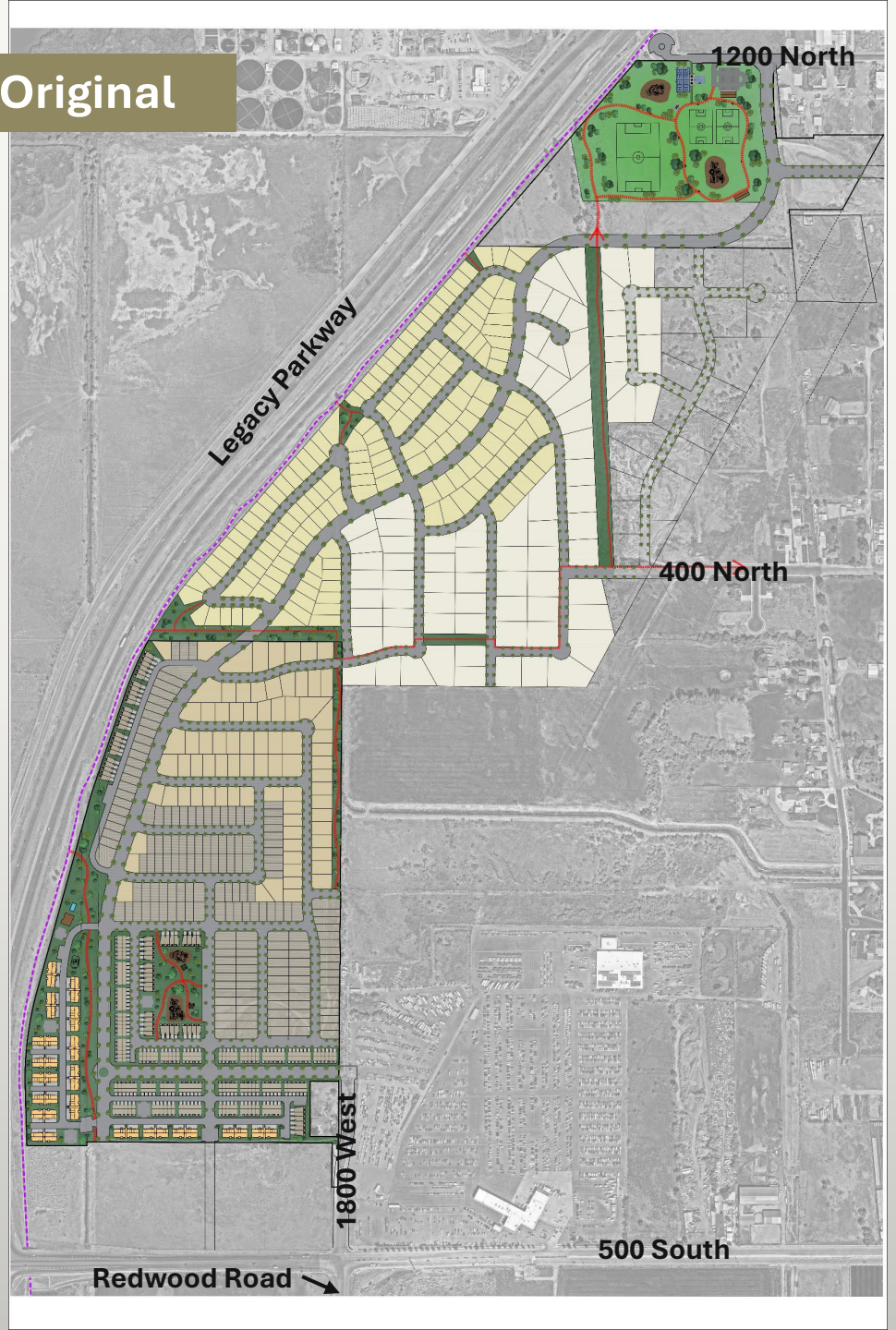
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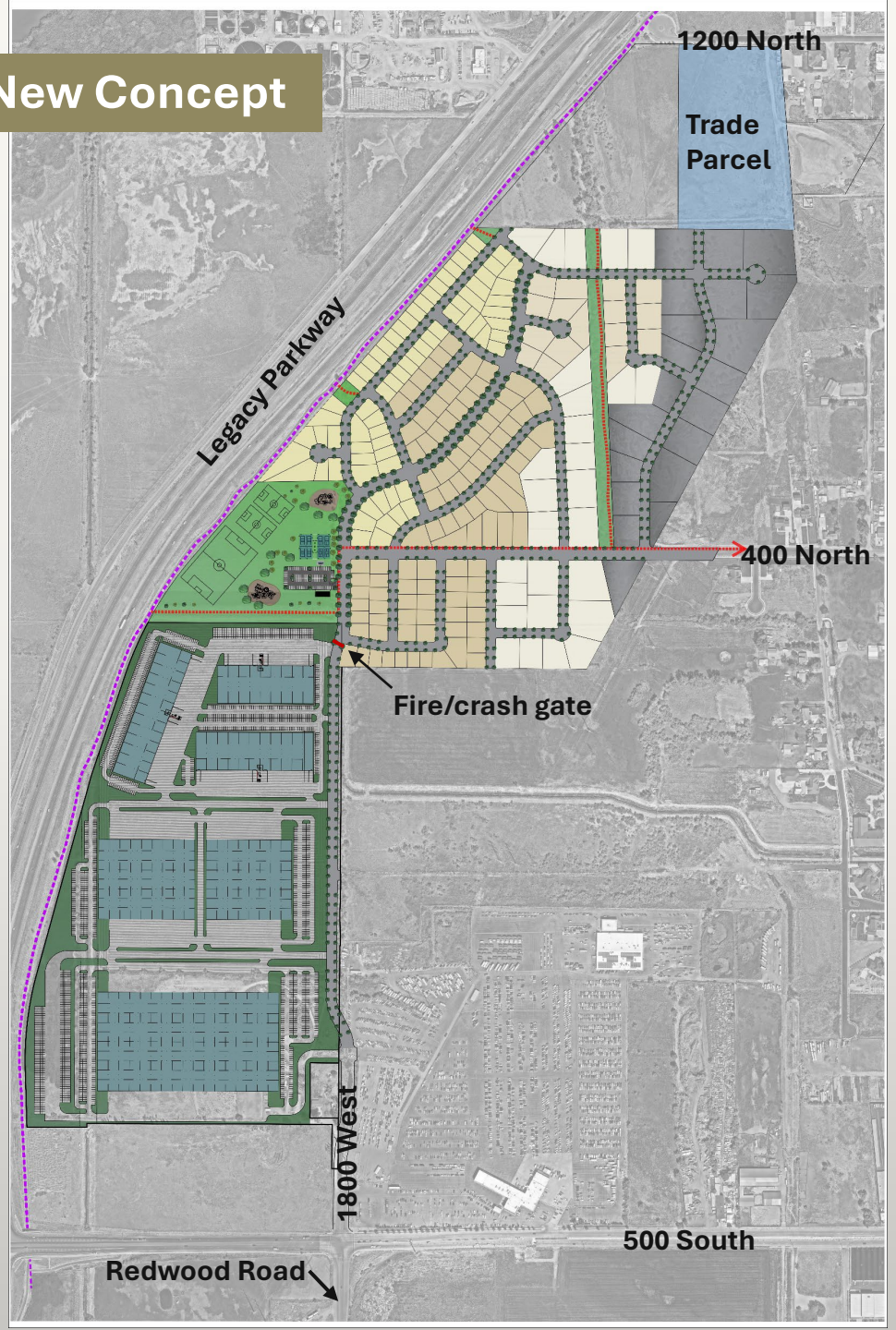


ORIGINAL TABULATIONS	
Area	174.30 acres
Industrial Building Space	N/A
1/3 to 1/2 acre lots	75
6-8,000 SF lots	240
Cottage lots	178
Townhomes	211
Condos (10 plex)	180
Total Units	**884**

Original

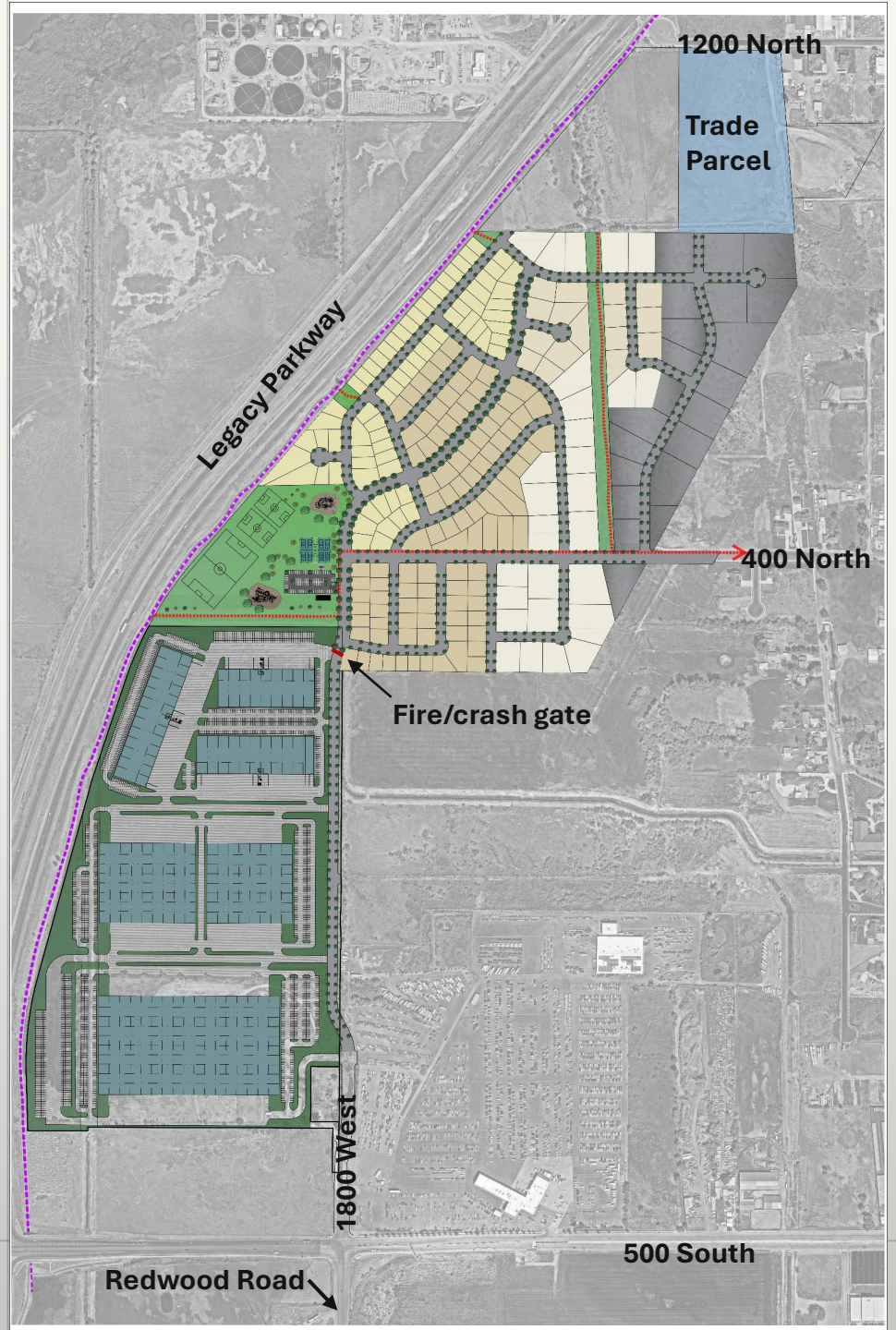


New Concept



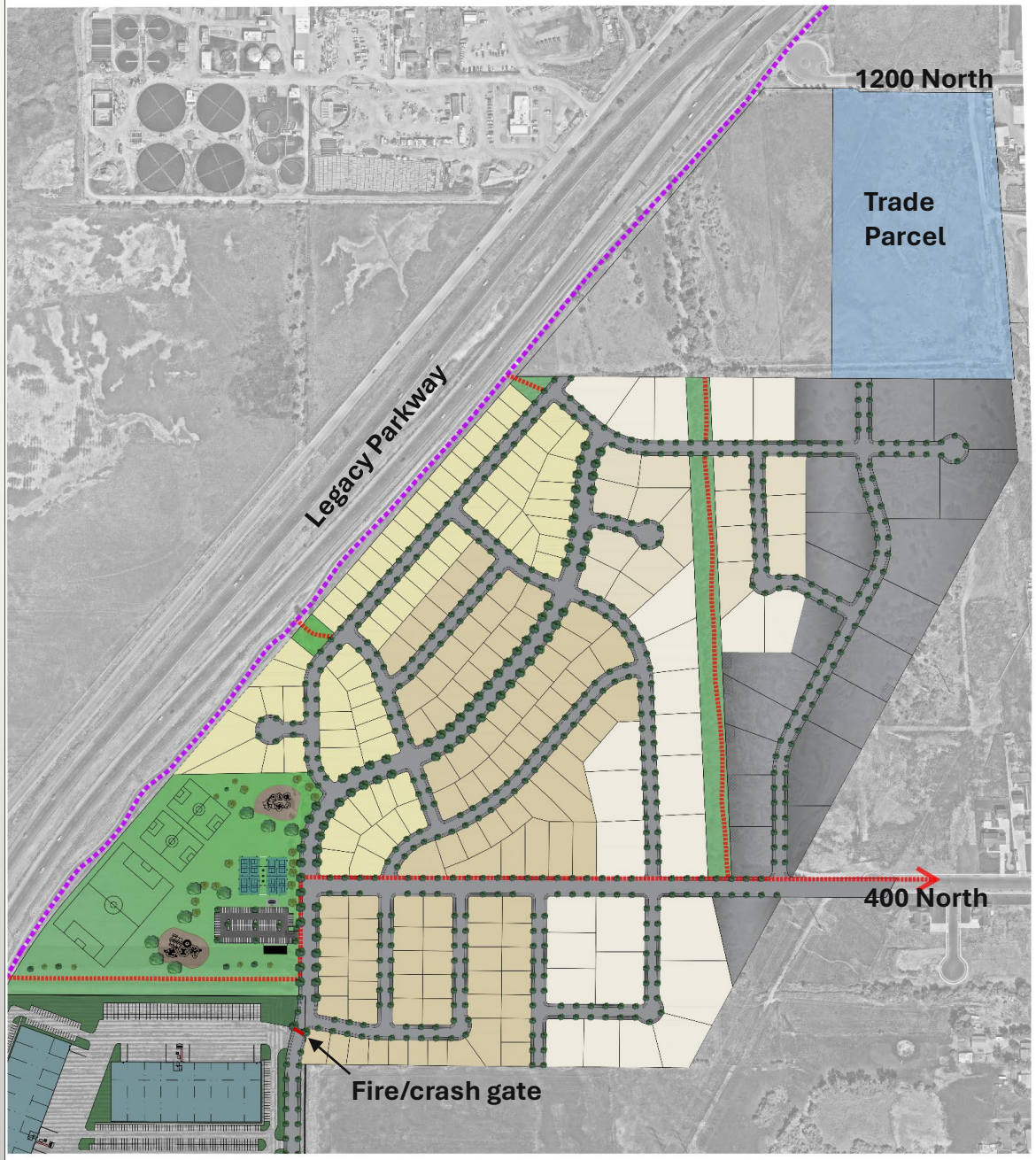
NEW CONCEPT	
Area	174.30 acres
Industrial Building Space	1.2 Million SF
1/3 to 1/2 acre lots	43
6-8,000 SF lots	170
Cottage lots	N/A
Townhomes	N/A
Condos (10 plex)	N/A
Total Units	**213**

***Reduction of 671 residential units**



IVORY HOMES-BELMONT FARMS	
Area	88.80 acres
Public Open Space	16.10 acres
1/3 to 1/2 acre lots	43
6-8,000 SF lots	170
Cottage lots	0
Townhomes	0
Condos (10 plex)	0
Total Units	**213**

***Reduction of 21 residential units**





IVORYHOMES

ESTATES

1/3 to 1/2 acre lots







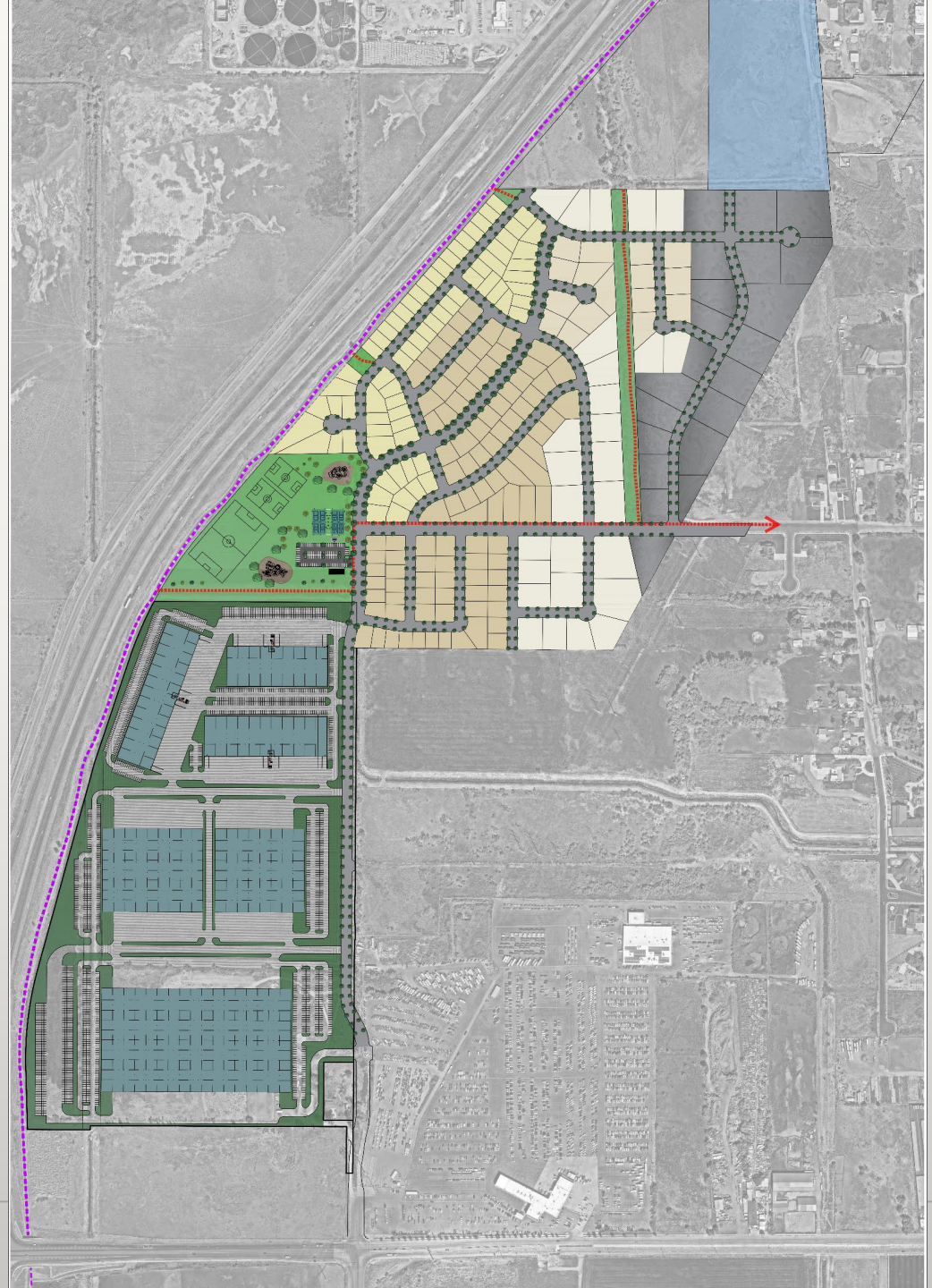
IVORYHOMES

COLLECTION

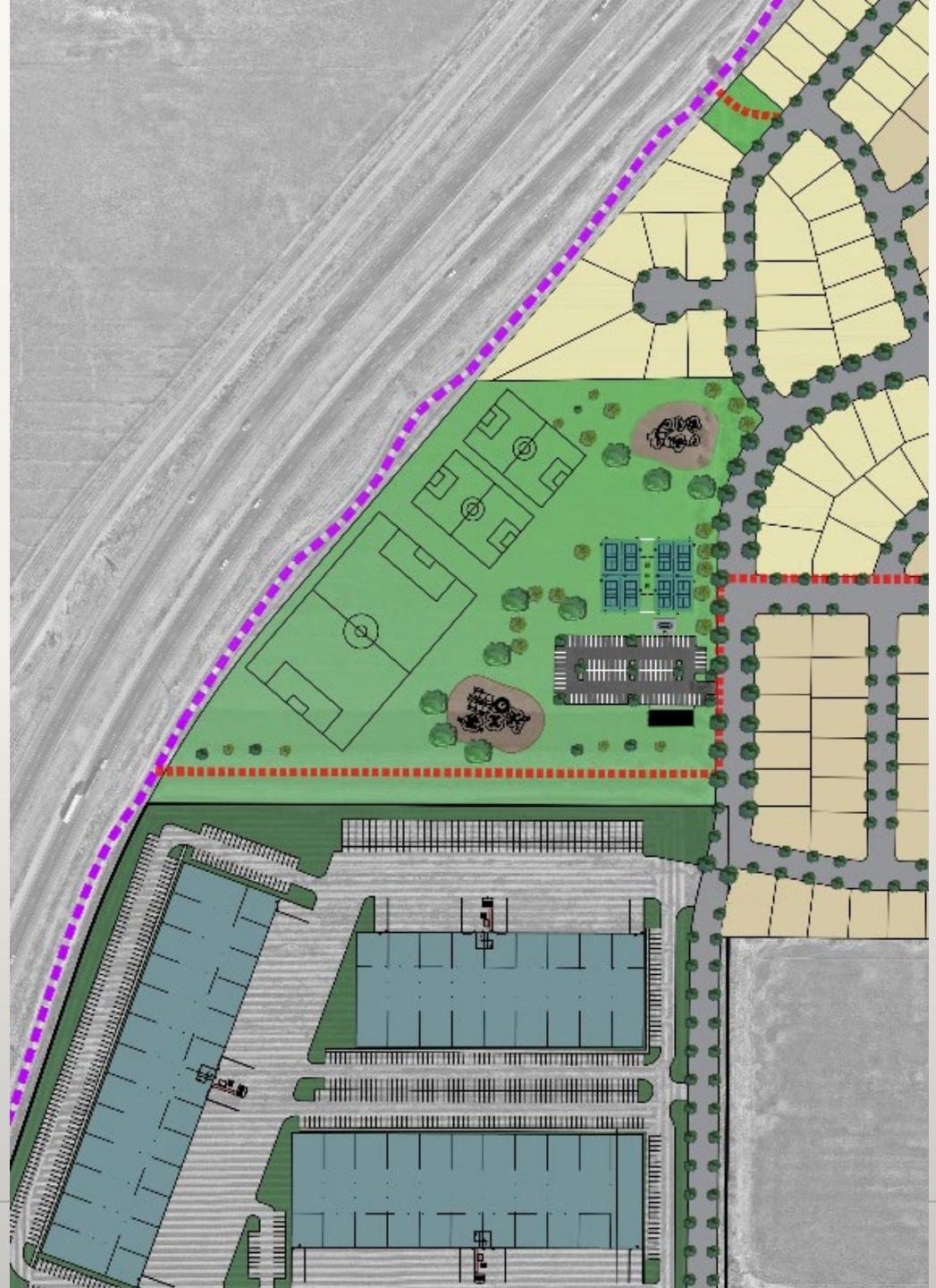
6,000-8,000 SF lots



Park and Amenities Concept



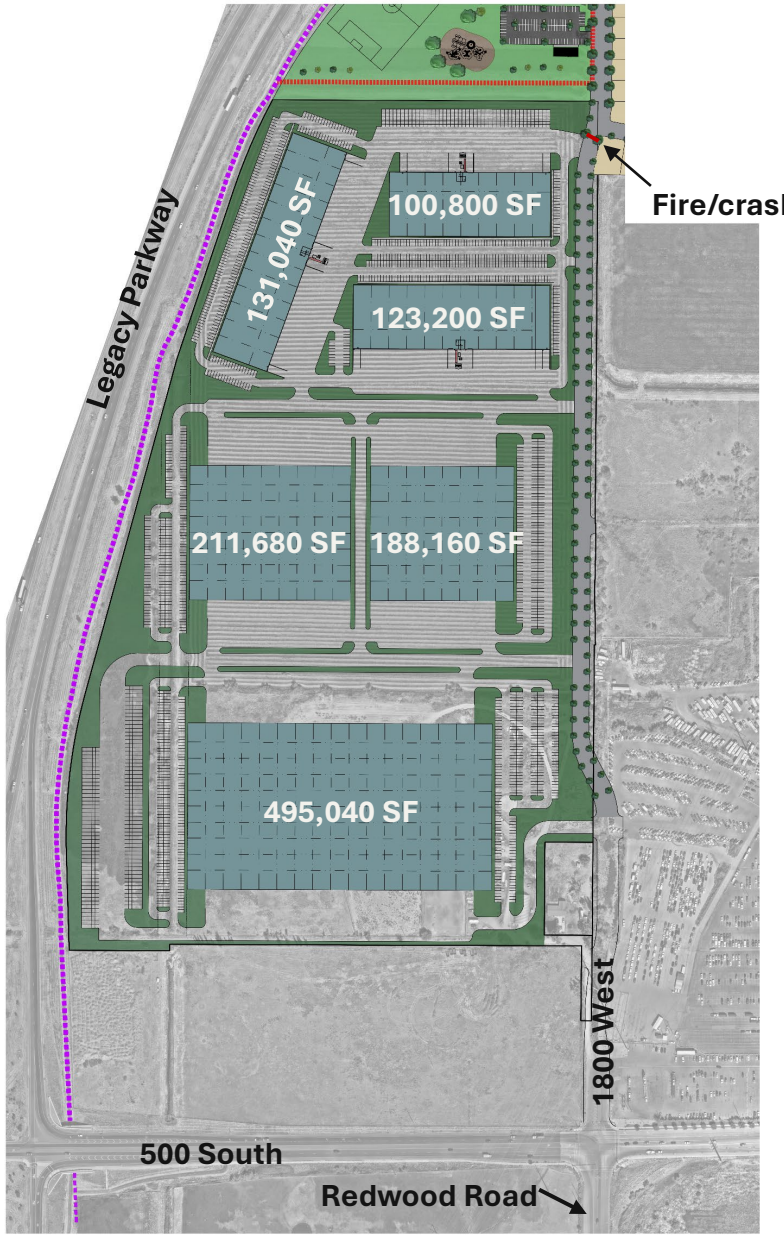
Park and Amenities Concept



Park and Amenities Concept

- 12.70 acres
- Full Size Play Field
- 2 Youth size play Fields
- 8 Pickleball Courts
- Large Tot Lot
- Small Tot Lot
- Large Pavilion
- Small Pavilion
- Parking Lot





PROVIDENCE INDUSTRIAL

85.50 acres

1.2 Million SF of Industrial Building Space

Projected Future Tax Revenue:
$10.8 Million through 2038

Job Creation Estimated at 1,200 jobs



PROVIDENCE INDUSTRIAL







PROVIDENCE INDUSTRIAL





PROVIDENCE INDUSTRIAL



PROVIDENCE INDUSTRIAL







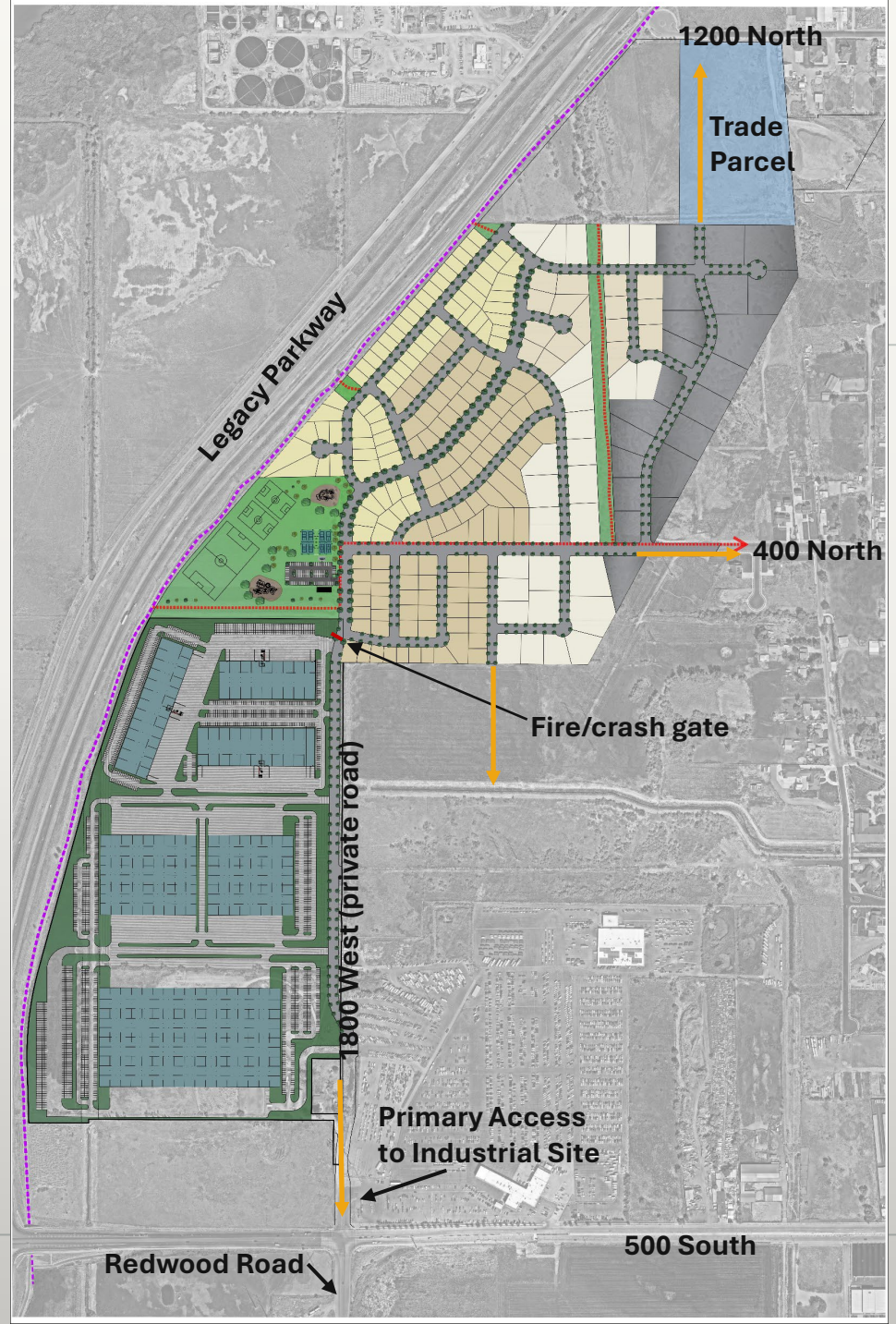




PROVIDENCE INDUSTRIAL







Traffic

- Belmont Farms access to the north and east
- Providence Industrial
  - Primary access to the south at Redwood Road and 500 South
  - 1800 West to be a private road
- Fire / Crash Gate – No cross access between projects
- Traffic Impacts
  - Reduced impact at Redwood Road / 500 South
  - Same impact at NB Legacy Parkway On-Off Ramps / 500 South (add a traffic signal in 2046 or as warranted)

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