



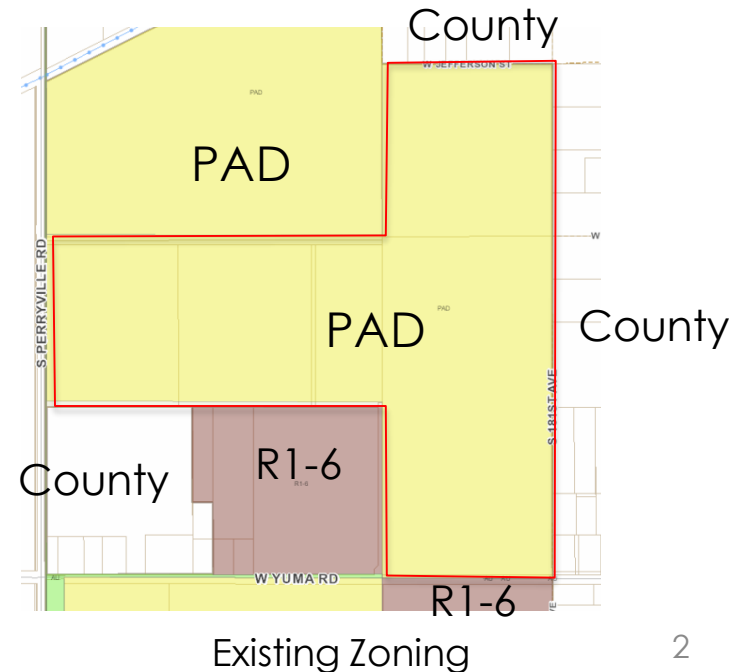
La Privada - Rezone

Subject Property



LA PRIVADA

- 193 acres
- NWC Yuma Rd. & Perryville Rd.
- Current Zoning: PAD

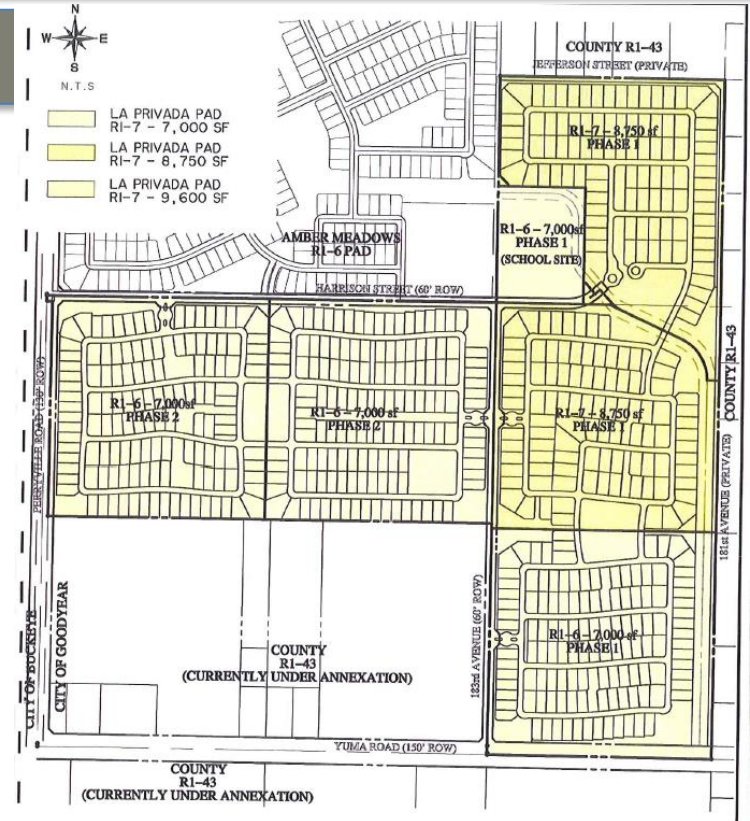


Current Zoning



LA PRIVADA

- La Privada PAD
- Underlying R1-6 & R1-7



Request



LA PRIVADA

- Rezone to R1-6, R1-4 and R1-7

	PAD Units		Proposed Units
60' x 120' (PAD)	387	R1-6	137
70' x 125' (PAD)	191	R1-7	191
	-	R1-4	274
TOTAL	578	TOTAL	602



Request



LA PRIVADA

	Acreage	Zoning	# of lots	Change
Parcel 1	33.99	R1-7	95	0
Parcel 2	35.69	R1-7	96	0
Parcel 3	42.8	R1-4	129	+8
Parcel 4	40.92	R1-6	137	0
Parcel 5	36.43	R1-4	145	+16
Parcel 6	7.96	R1-6	School/Park	0



Design Elements



LA PRIVADA

Table 3-2-3-E: Lot Size and Minimum Number of Required Design Elements for Reduced Lot Width and Side Yard Setback Reduction Requests					
Zoning Designation	Minimum Lot Width (ft)	Total Both Sides Setback	Amenity Elements	Connectivity Elements	Streetscape Elements
R1-6	55	15	0	0	0
REDUCED R1-6	50	10	1	2	2
R1-4	45	15	1	2	3
REDUCED R1-4	40	10	2	4	4
R1-A	35	N/A	1	2	1
R1-C	40	N/A	1	2	1

Design Elements



AMENITY – 1 REQUIRED

- Additional Internal Park Amenities
 - 8 Ramadas
 - Dog Park
 - Basketball and Sand Volleyball courts
 - Fitness trail



Design Elements



CONNECTIVITY – 2 REQUIRED

- Trail System Connections – publicly accessible trails
- Lot Diversity – at least 30% of lots in R1-4 district are 50 feet wide
- Smaller Blocks – per city standard

Design Elements



STREETSCAPE – 3 REQUIRED

- Detached Sidewalk
- Alternative Paving Material – Driveways
- Additional Streetscape Element – Stamped Concrete at intersections



Public Participation

LA PRIVADA

- Neighborhood Mtg. – June 6, 2018: ~15 residents attended
- PZC – October 10, 2018: 2 residents spoke

Recommendation



LA PRIVADA

- The applicant has demonstrated the need for the rezone and conformance with the required Zoning Ordinance & Engineering standards.
- PZC recommended approval (7-0) with an additional stipulation

Questions?

LA PRIVADA



Added stipulation:

The row of homes along the east side of Parcel 3, which are adjacent to the County land, shall be limited to one-story.

