



ORANGEWOOD PAD REZONE

(CASE NO. P18-0125)

December 5, 2018

Town Council





AERIAL EXHIBIT

- 44 acre site



GENERAL PLAN EXHIBIT

- Neighborhood
- Open Space

General Plan Land Use

Rural	Commercial	Special District 1	Special District 4
Neighborhood	Industrial	Special District 2	
Urban	Open Space	Special District 3	



CURRENT ZONING EXHIBIT

- R1-43 (Rural Estate District)

Zoning Districts

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment



LEGEND * MARICOPA COUNTY ZONING CATEGORY

MFR	R1-8	R1-35
R1-4	R1-9	R1-43
R1-5	R1-12	RC
R1-6	R1-12 PAD	R-43*
R1-7	R1-15	R-35*
R1-7 PAD	R1-18	



PROPOSED ZONING EXHIBIT

- R1-7/PAD
- R1-12/PAD

PROPOSED DEVELOPMENT PLAN

- 2.1 du/ac
- Open Space: 26%

70' x 150' – 10,500sf

70' x 190' – 13,300sf

95' x 150' – 14,250sf

100' x 150' – 15,000sf





ZONING ORDINANCE DEVIATION

- Increase the Maximum Lot Coverage of the R1-12 zoning district from 35% (40% with a front porch) to 40% (45% with a front porch) for 13 lots within the development.

DEVELOPMENT PLAN COMPOSITION



Orangewood Proposed Lot Composition					
Zoning District	Lot Dimensions	Lot Size	Units	% of Lots	Max. Lot Coverage
R1-7	70' x 150'	10,500 sf	59 units	63%	40% (45% with front porch or courtyard)
	70' x 190'	13,300 sf	13 units	14%	40% (45% with front porch or courtyard)
	95' x 150'	14,250 sf	8 units	9%	40% (45% with front porch or courtyard)
R1-12	100' x 150'	15,000 sf	13 units	14%	40% (45% with front porch or courtyard)
Total			93	100%	



NEIGHBORHOOD MEETING

- A neighborhood meeting was held on July 17, 2018 with 14 attendees.
 - Questions regarding:
 - Lot sizes
 - Density
 - Home product
 - Traffic
 - Single-story restrictions



PLANNING COMMISSION RECOMMENDATION

- The Planning Commission recommended approval with a unanimous vote of 7-0 at their regularly scheduled meeting on November 14, 2018.
- One (1) member of the public spoke in support of the proposed development.



Questions?

Thank you.