

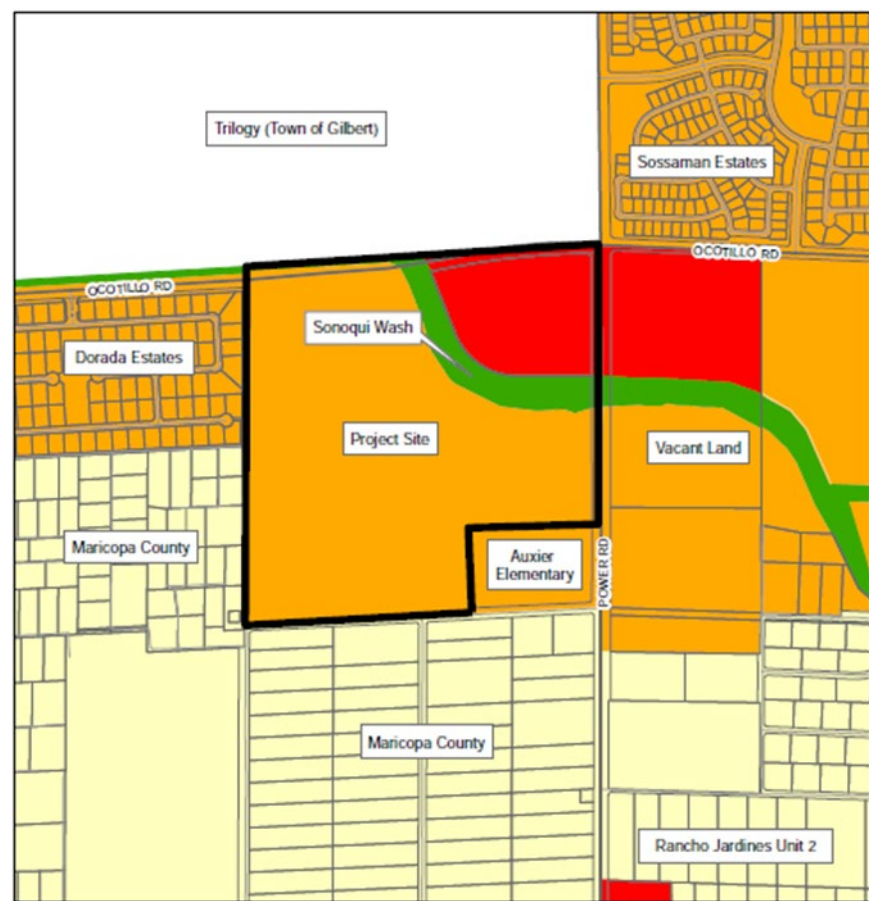


Sossaman Farms West Rezone

Case P20-0037

Town Council
January 20, 2021



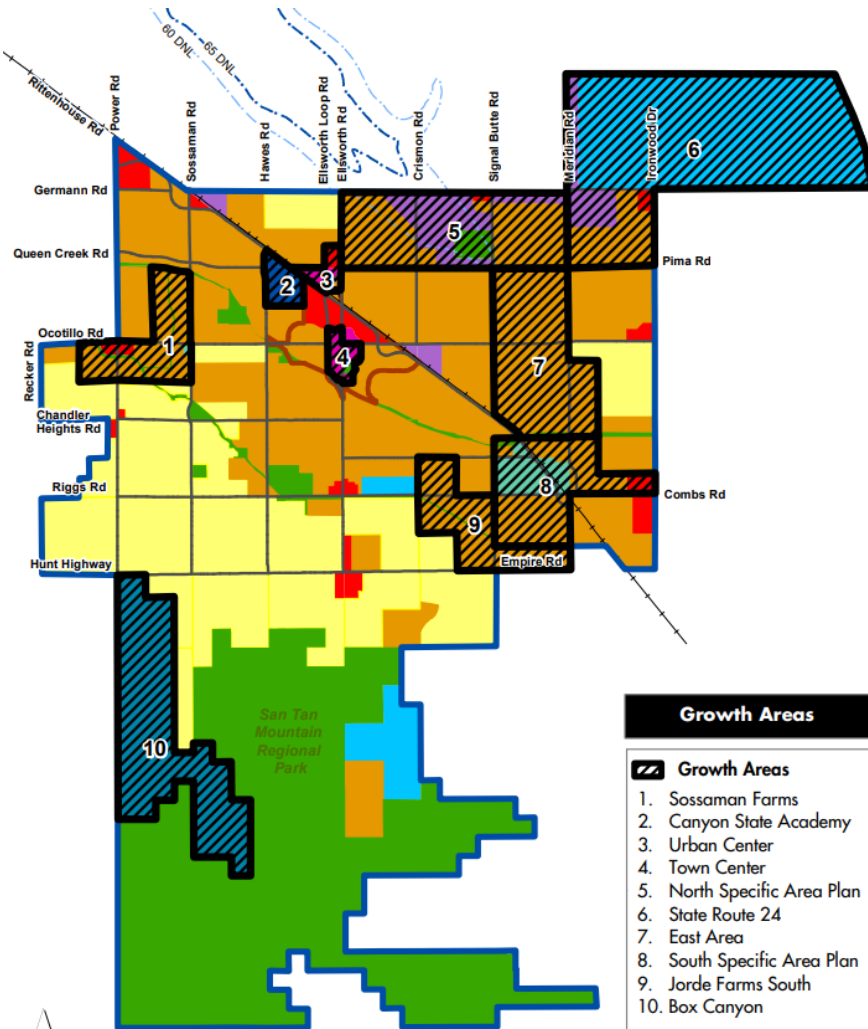


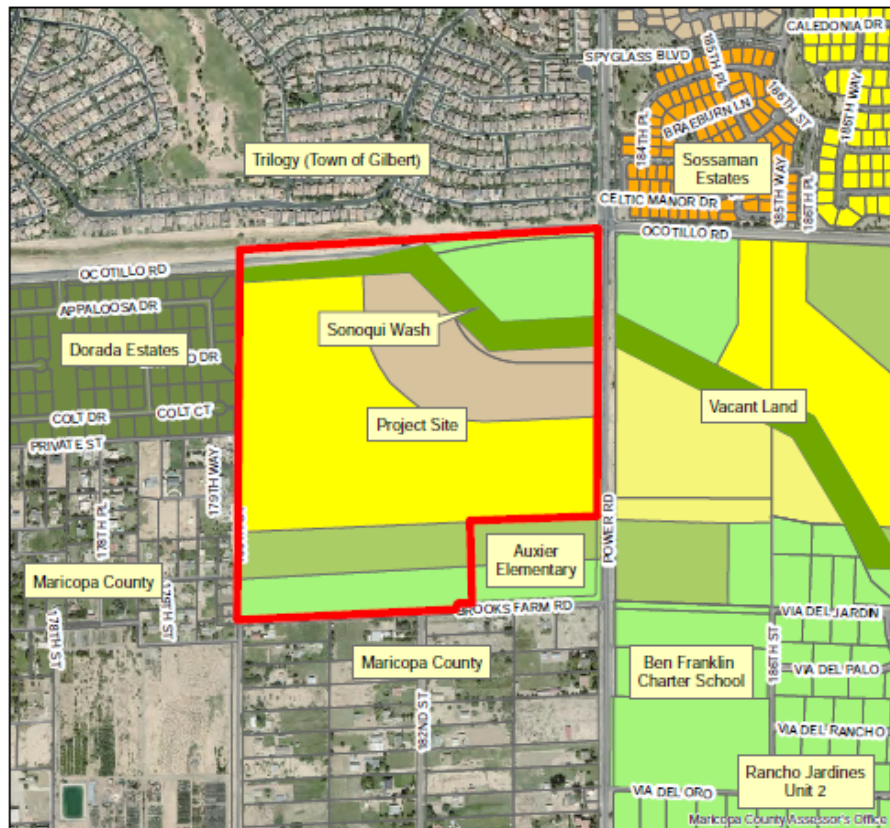
General Plan Land Use

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

General Plan Growth Area

- 2018 General Plan: 10 areas for new housing, services, and employment.
- Sossaman Farms Growth Area (identified as #1 on the map)





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
EMPA - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment

Current Zoning Exhibit

- PRC, R1-9, R1-12, R1-35, and R1-43

Proposed Zoning Plan

- Rezone 147 acres to R1-5, R1-9, R1-12, MDR, and C-1.
- 338 lots
- SFR – 2.8 du/ac; up to 4.2 du/ac max.
- MDR – 12.8-14 du/ac; up to 14 du/ac max.
- All Residential – 4.2 du/ac; up to 5.5 du/ac max.





Neighborhood Meetings

- **Nov. 4, 2019:** Meeting w/ 150 neighbors prior to Rezoning application submittal.
- **Sept. 8, 2020:** 27 residents north of Ocotillo Road
- **Sept. 10, 2020:** 19 residents south of Ocotillo Road
- Staff has received letters in opposition from 25 parties. A petition was also received with a total of 154 addressed signatures (out of 214 signatures total).



Planning Commission Meeting

- Approximately 38 attendees via WebEx:
 - 8 members of the public spoke in opposition
 - 25 comment cards in opposition read into the record
- Commission Vote Report: 5-1-1

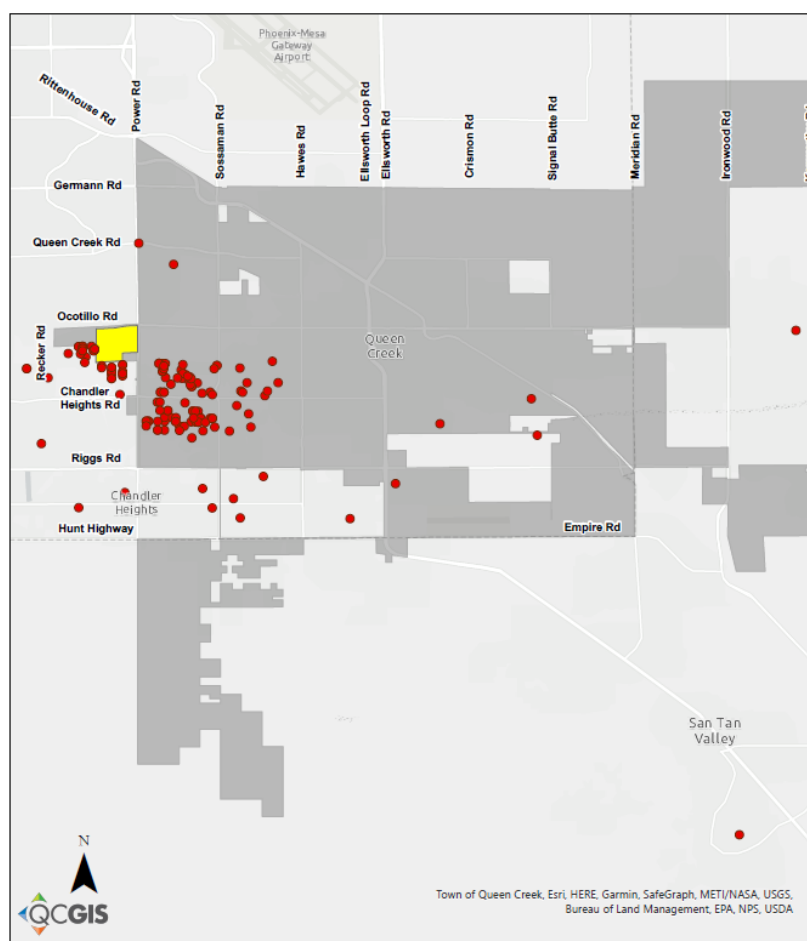




Questions?
Thank you.

Petition Map

- 154 addressed petitions in opposition received
- 0 addressed petitions in support received



Sossaman Farms West Rezone Protest Letters

• Petitions Providing Addresses (154)

■ Sossaman Farms West