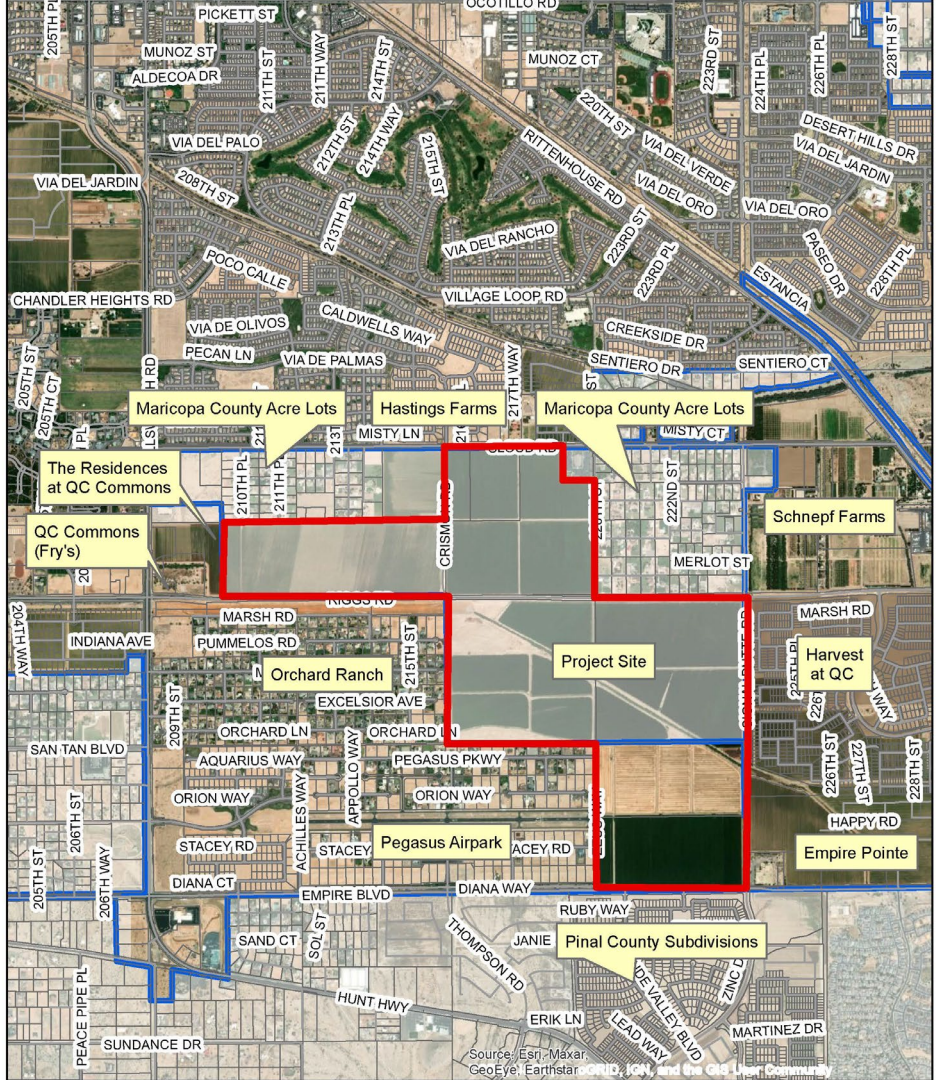




Jorde Farms South PAD Rezone P19-0088

Town Council
June 2, 2021





General Site Info.:
 747 acres
 586 acres in Maricopa County
 (to be annexed)

Source: Esri, Maxar, GeoEye, Earthstar, CNIG, IGN, and the GIS User Community



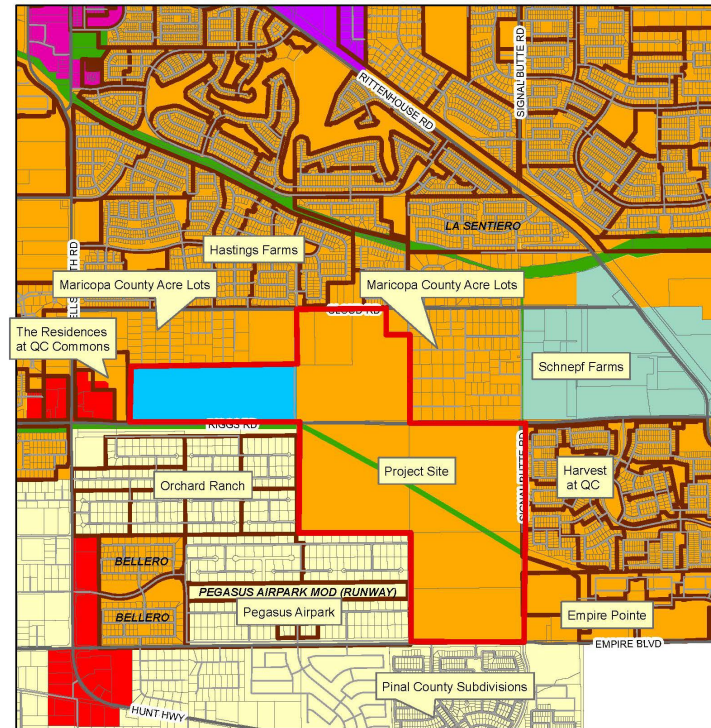
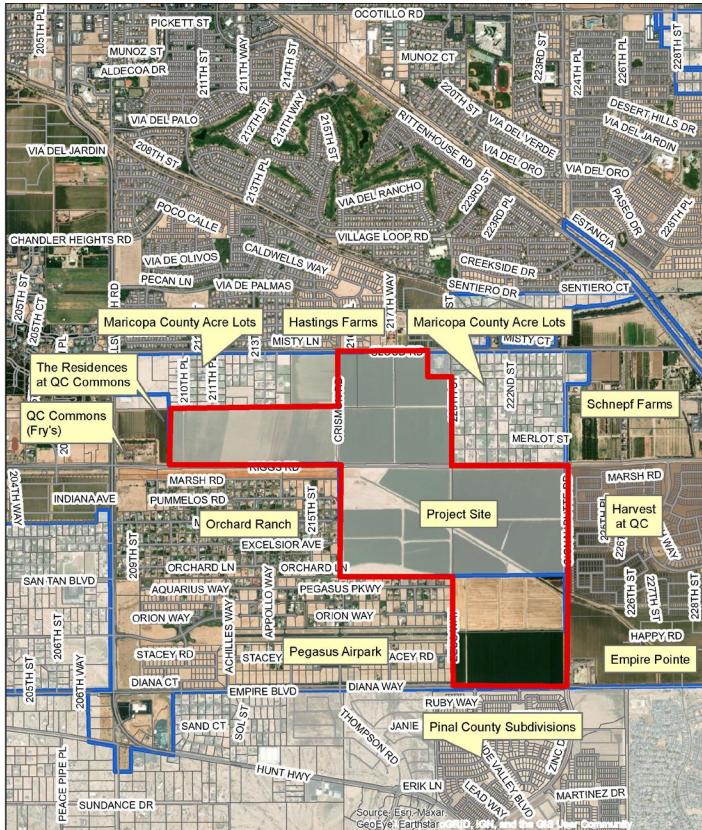
General Site Info.:

747 acres

587 acres in Maricopa County (to be annexed)

General Plan:

Neighborhood, Special District, and 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 | |



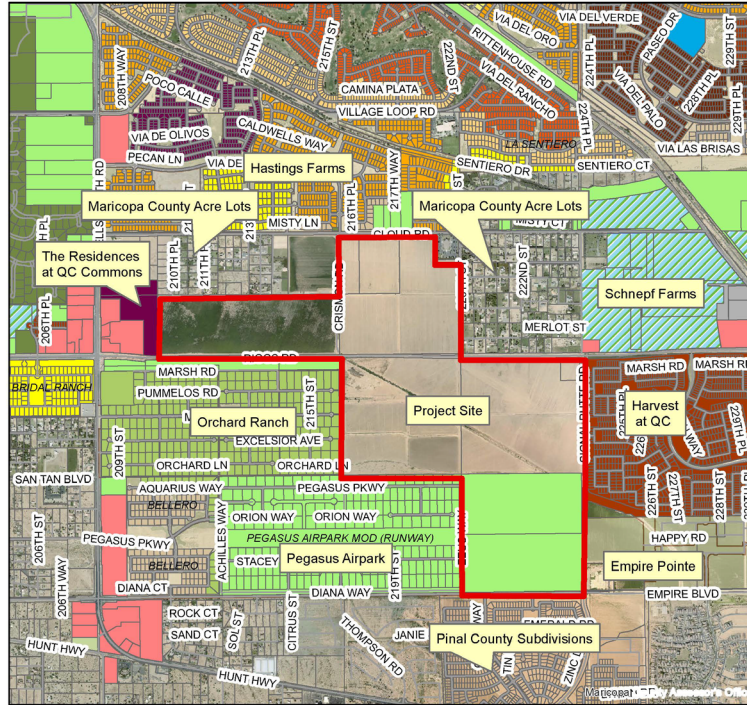
Request

PAD Rezone request from RU-43 (upon annexation will be rezoned to R1-43), and R1-43 to:

- R1-18/PAD – 117.8 acres
- R1-9/PAD – 154.7 acres
- R1-7/PAD – 141.1 acres
- R1-5/PAD – 261.9 acres
- MDR/PAD – 57.6 acres
- C-2/PAD – 12.9 acres



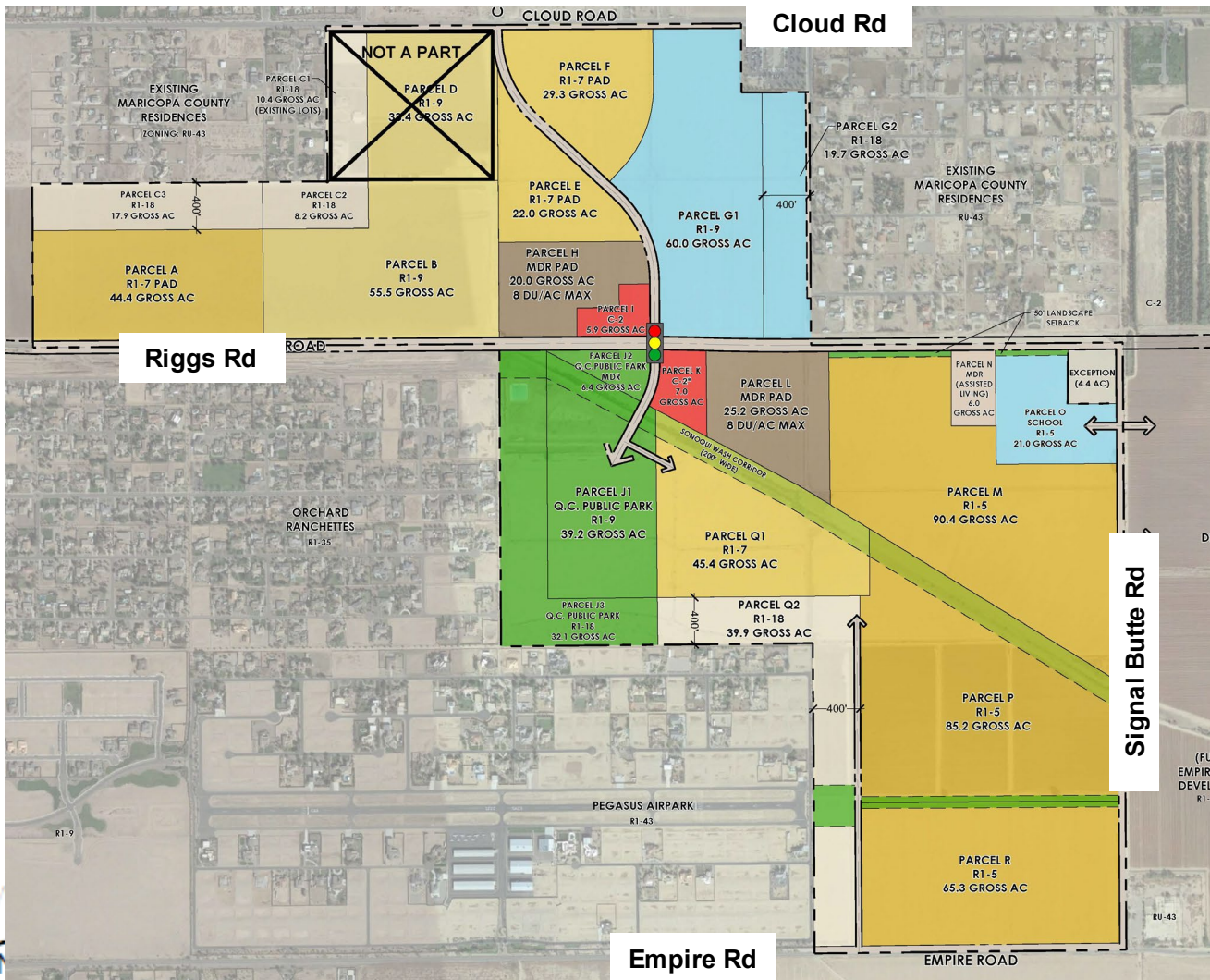
Existing Zoning: RU-43 and R1-43



Zoning Districts

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





Proposed Zoning:

- R1-18/PAD – 117.8 acres
- R1-9/PAD – 154.7 acres
- R1-7/PAD – 141.1 acres
- R1-5/PAD – 261.9 acres
- MDR/PAD – 57.6 acres
- C-2/PAD – 12.9 acres

Applicant will provide additional detail during their presentation

Design

PAD provides details on entry monumentation, walls, signage, landscaping, materials, lighting, and commercial architecture.

Applicant will go into further detail on these items in their presentation.



Public Participation



- Jan. 14, 2020: 64 residents, Nov. 16, 2020: 11 households, Nov. 17, 2020: 40 households, & Nov. 18, 2020: 24 households.
- Questions were raised regarding the following:
 - Pedestrian and equestrian connectivity
 - Positive remarks on the Public Park location
 - General comments and concerns the buffering to adjacent neighborhoods
 - Density concerns
 - Traffic
 - Availability of water and sewer service in the area
 - Single-story restrictions adjacent to Pegasus Airpark
 - Discussion and concerns on proposed High School sites
 - Transition along the Pegasus Airpark runway
 - Timing of development
 - Concerns with connecting to 220th Street and the existing acre-lot community
 - Opposition to multi-family
 - Desire for lower density
 - Questions on buffers to adjacent acre-lot communities
- 15 people spoke at PZ – Vote 6-1
- Staff Received 25 letters of opposition from residents regarding the case

