



Elanto PAD Rezone & Elanto MDR Site Plan (P23-0115 & P22-0254)

Planning Commission
September 13, 2023



Request

1. Rezone approx. 155 acres from HDR, R1-5 and C-2 to MDR, C-2 and R1-5/PAD
2. Site Plan approval of a 50-acre 320 unit MDR development

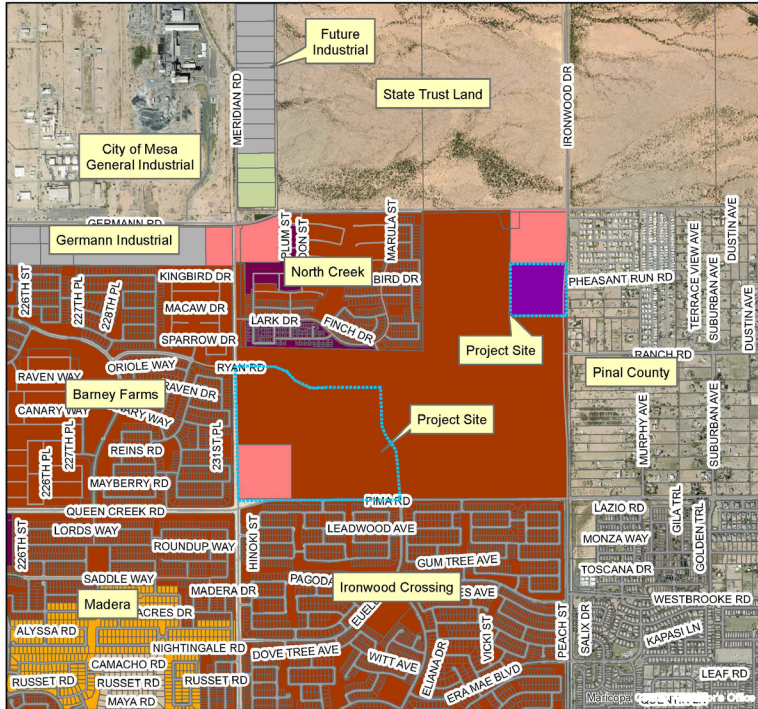




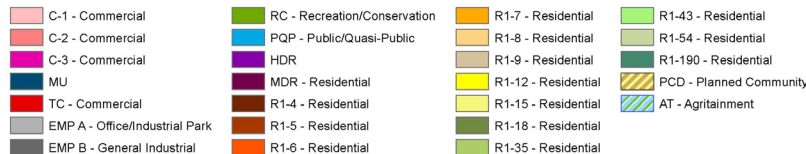
Aerial: 155 acres Part of PRI or Germann 516



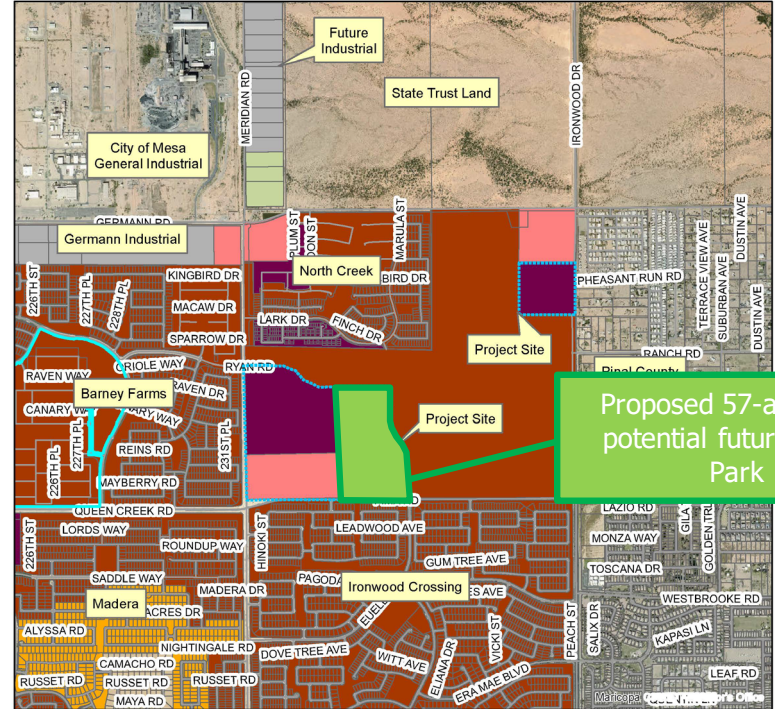
Current Zoning:



Zoning Districts

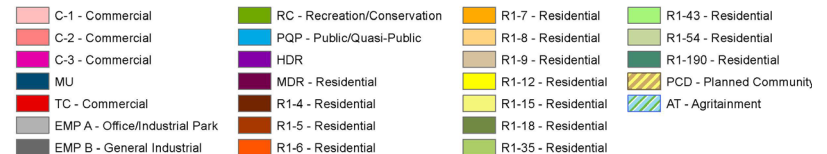


Proposed Zoning:

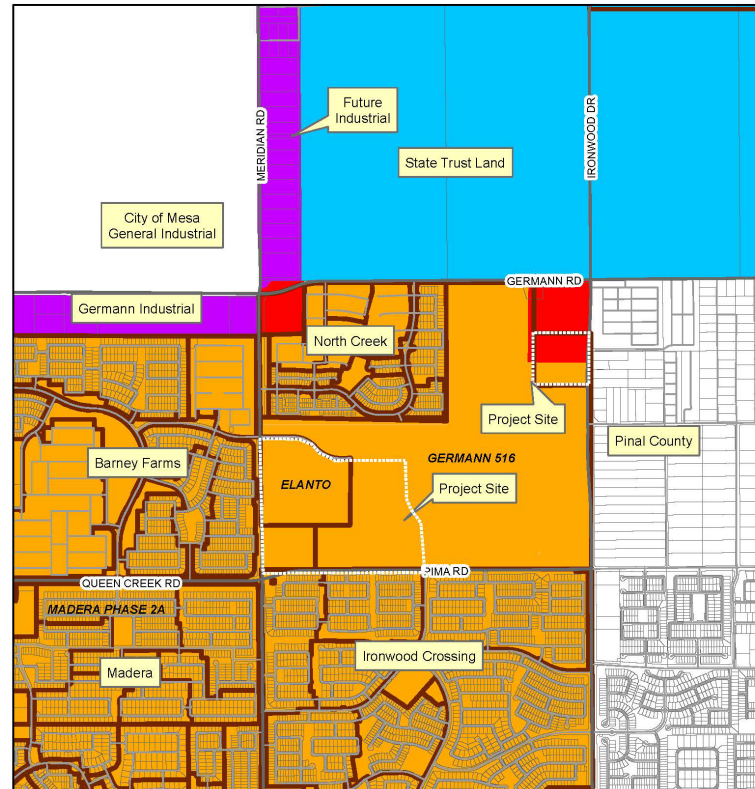


Proposed 57-acres for potential future Town Park

Zoning Districts



General Plan: Neighborhood & Commercial



General Plan Land Use

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





Aerial (Site Plan):

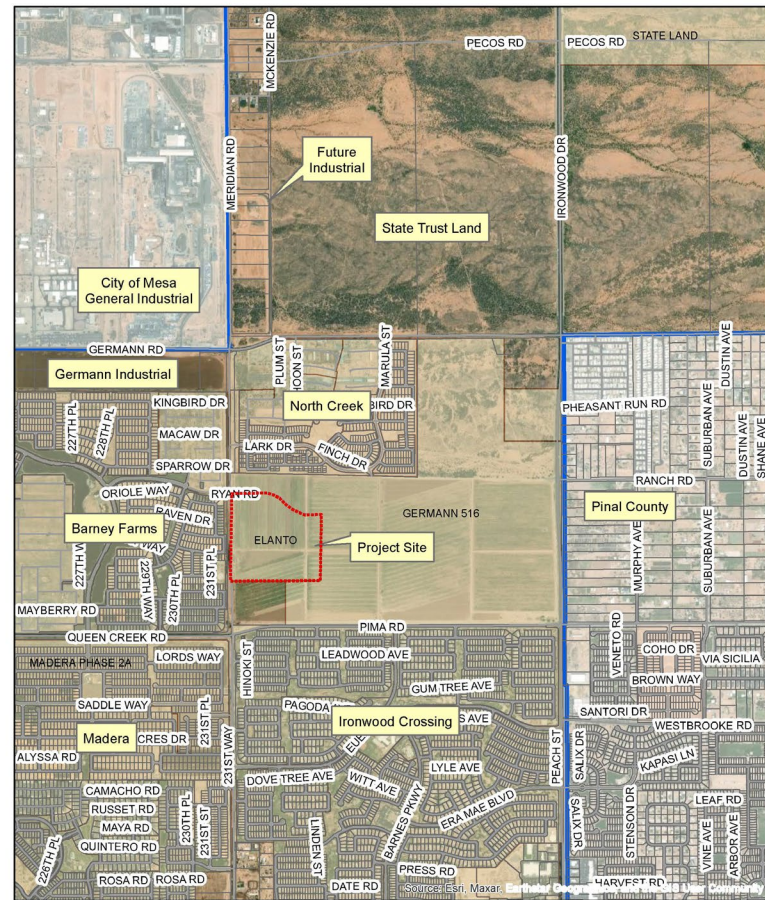
50 acres

320 unit

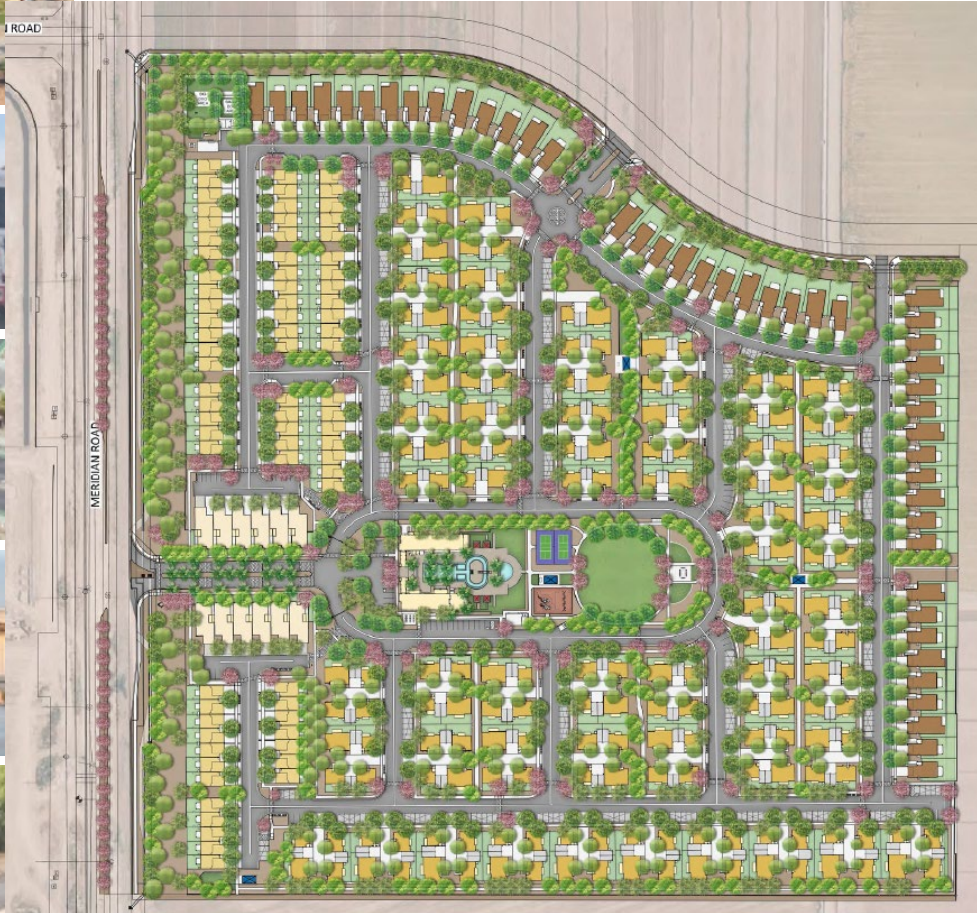
MDR development

For Rent

Multiple unit types



Site Plan



320 units

- 46 single-family units
- 74 townhomes
- 12 alley loaded
- 188 attached units

Gross density: 5.9 du/acre

41.3% open space (20% req.)

Central amenity space

1,200 parking stalls (738 req.)

Attached garages

Covered patios

Rear yards

98' buffer on Meridian

Deviations

1. To reduce the required multi-family building separation from 15' to 10'
2. To reduce the landscaped buffer between MF and SF from 30' to 20'



Elevations



Elevations



PERSPECTIVE



FRONT



REAR



PERSPECTIVE



FRONT



REAR

Elevations



FRONT PERSPECTIVE



REAR PERSPECTIVE



FRONT PERSPECTIVE



REAR PERSPECTIVE



Public Outreach

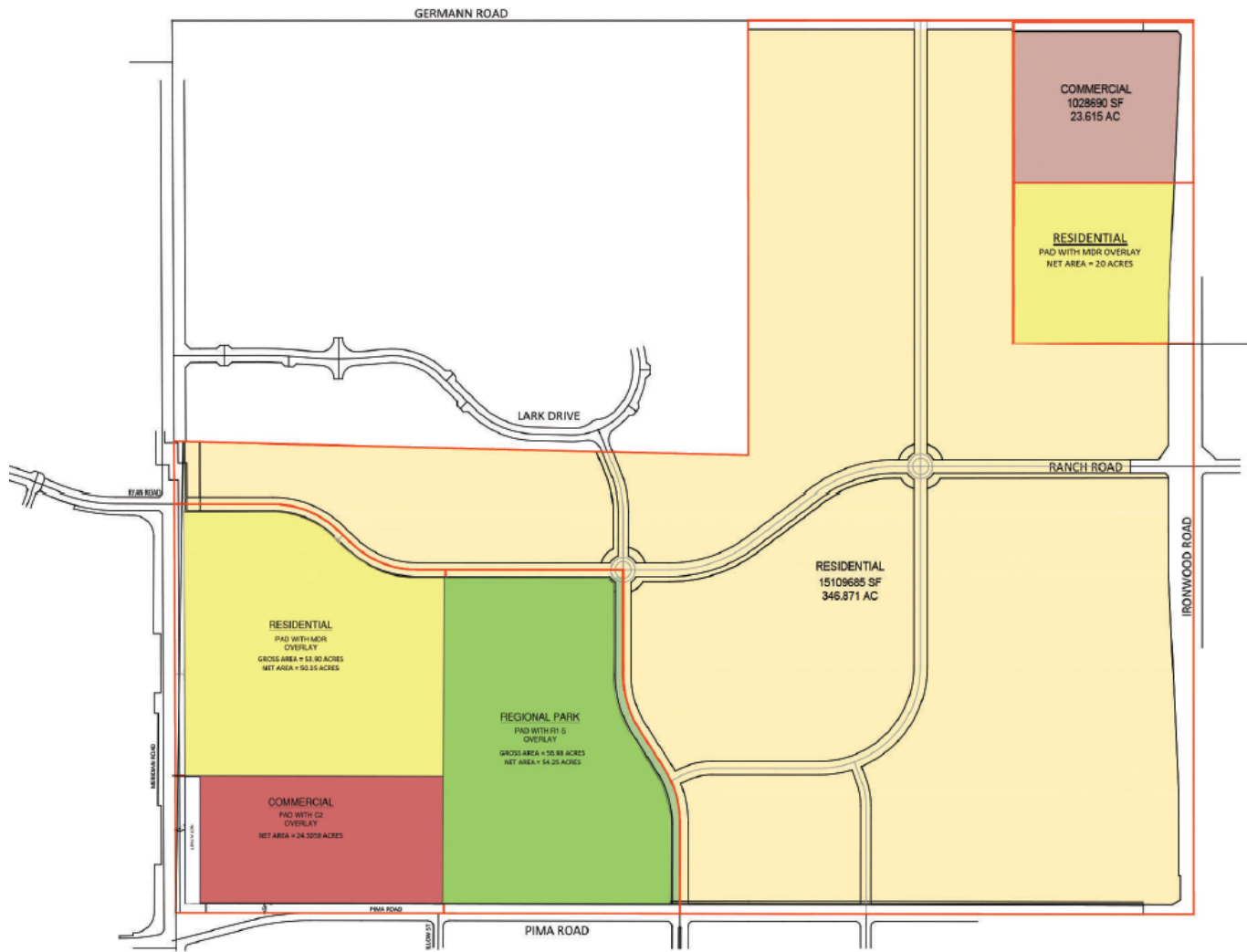


1. The 1st neighborhood meeting was held on February 27, 2023 to discuss the rezone of the 135 acre property at the northeast corner of Meridian and Pima roads and had 12 members of the public in attendance.
 - The residential builder entity
 - Traffic and street improvements
 - Construction timing
 - Nature of commercial uses
 - The developer's other community locations
 - Ownership structure of residences and management
 - Price
 - Processing
 - Parking
2. A 2nd neighborhood meeting was held on August 10, 2023 to discuss the proposed downzoning of the HDR property to MDR. No residents in attendance.

Staff has not received any comments or questions from the public regarding the case



Questions?
Thank you!





3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

