



# Sossaman Legado Estates Rezone

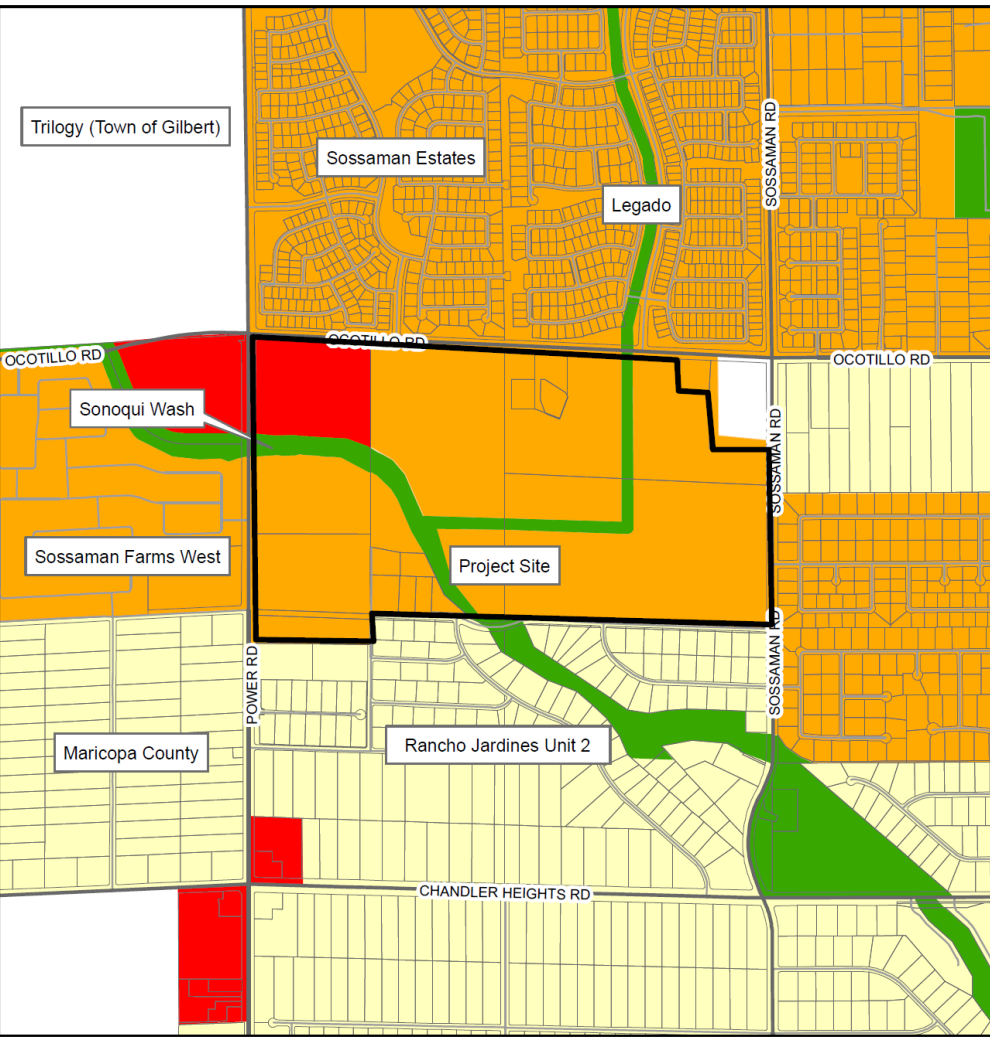
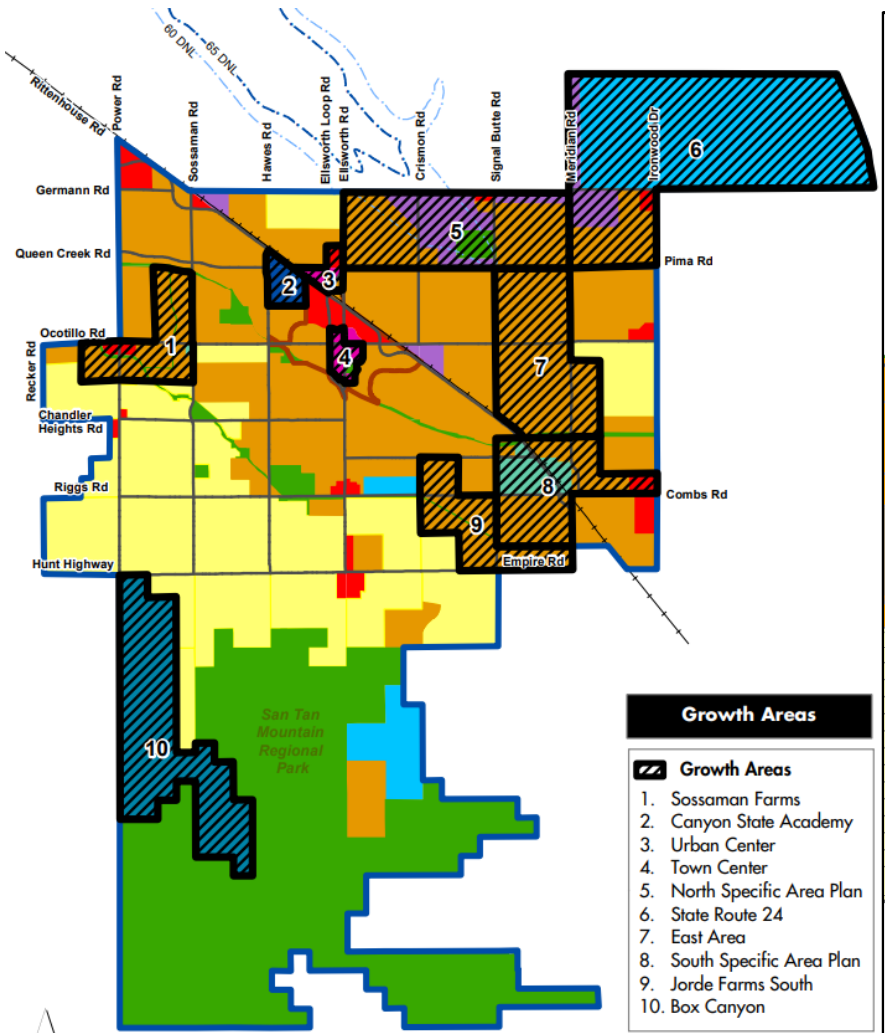
Case P22-0148

*Town Council*  
*November 15, 2023*









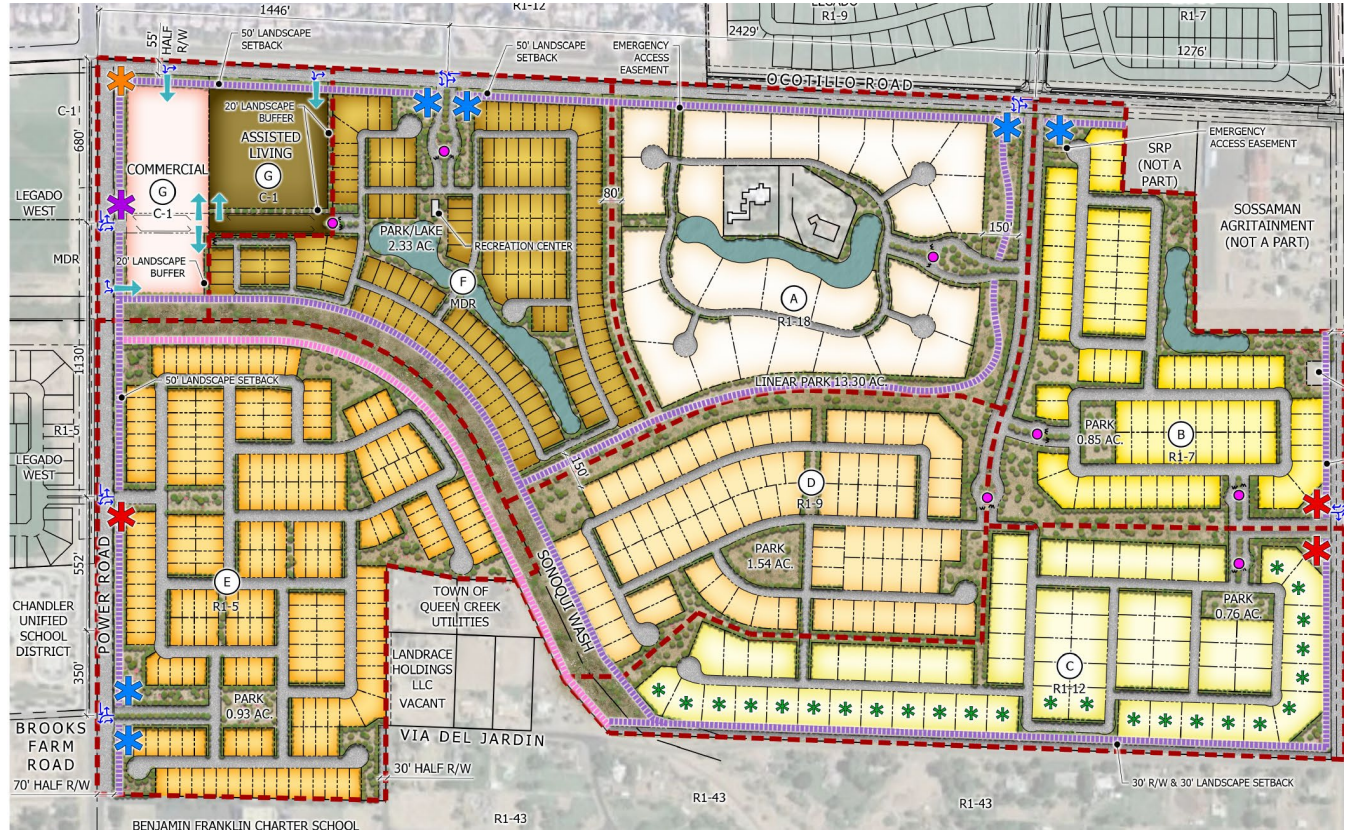
# Proposed Zoning Plan

Rezone ~300 acres from:

- R1-12, R1-15, R1-18, R1-35, R1-43, and PRC

To

- C-1, MDR, R1-5, R1-7, R1-9, R1-12 and R1-18 with a PAD Overlay
- 656 lots
- ~ 2.39 du/ac



SITE DATA			
C-1 Net Acreage	16.62 AC.		
MDR Net Acreage	41.99 AC.	3.81 D.U./AC.	
R1-5 Net Acreage	58.10 AC.	2.89 D.U./AC.	
R1-7 Net Acreage	37.05 AC.	2.24 D.U./AC.	
R1-9 Net Acreage	41.07 AC.	2.14 D.U./AC.	
R1-12 Net Acreage	45.91 AC.	0.98 D.U./AC.	
R1-18 Net Acreage	43.79 AC.	0.62 D.U./AC.	
Total Gross Acreage	297.42 AC.		
Net Acreage	284.53 AC.		
*Residential Net Acreage	273.96 AC.	2.39 D.U./AC.	
Sonoqui Wash	13.99 AC.	4.92%	
Park	5.15 AC.	1.81%	
Lake Area	6.01 AC.	2.11%	
Open Space	41.36 AC.	14.54%	
Linear Park/Open Space	13.31 AC.	4.68%	
**Total Open Space	79.82 AC.	28.05%	
Description	Floor Area	Units	Mix
Commercial	102,600 S.F.		
Assisted Living		160 ROOMS	24.39%
50'x100' Villas		168 D.U.	25.61%
50'x115'		220 D.U.	33.54%
65'x130'		83 D.U.	12.65%
80'x130'		88 D.U.	13.41%
100'x150'		45 D.U.	6.86%
* 20,000 S.F. Lots		25 D.U.	3.81%
Custom Lots		27 D.U.	4.12%
***Parcel Total	102,600 S.F.	656 D.U.	

# Neighborhood Meetings

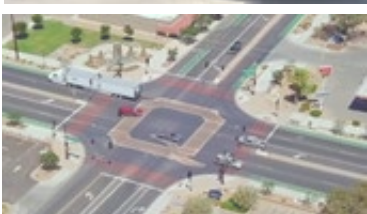
- **Sept. 13, 2022:** 46 neighbors in attendance.
- **April 25, 2023:** 20 neighbors in attendance.
- Staff has received 24 emails in opposition.

# Planning Commission Vote:

- 6-0
- Staff received a petition in opposition representing 25 properties







**Questions?**  
Thank you.