

# Lone Tree Ranch

Direct to Ordinance  
Zoning Map Amendment

Alexandra Pucciarelli  
Current Planning Manager





# Request Overview

- Direct to Ordinance Zoning Map Amendment request to rezone one parcel, approximately 1.67 acres, from the Suburban Commercial (SC) zone with the Resource Protection Overlay (RPO) parcel to the High Density Residential (HR) with the RPO
- Request to remove the conditions required of the 1997 zoning ordinance from all three parcels
- Prior Rezone conditions:
  - Tract B for Office use only, Tract C for 32 Townhomes, Tract D for 72 Condos





# Proposal:

## Zoning:

- HR zone

## Development:

- 4 three/four-story buildings
- Parking
- Club House



# Proposed Density

## Policy:

- HR zone allows 10-22 units per acre in RPO
- Regional Plan supports 2-13 units per acre in Suburban Neighborhood area type

## Proposed:

- 116 units on 8.51 acres results in 13.6 units per acre
- Affordable Housing density may provide a 45% density bonus  
= 52 additional units
- 168 total proposed units



# Affordable Housing Units

- 100% of units to be rental units for households earning, on average, up to 60% AMI





# Proposed Unit Mix

<b>Unit Type</b>	<b>Total Units</b>	<b>Total Bdrms</b>
2 Bed/2 Bath	56	112
3 Bed/2 Bath	88	264
4 Bed/2 Bath	24	96
<b>Total</b>	<b>168</b>	<b>472</b>



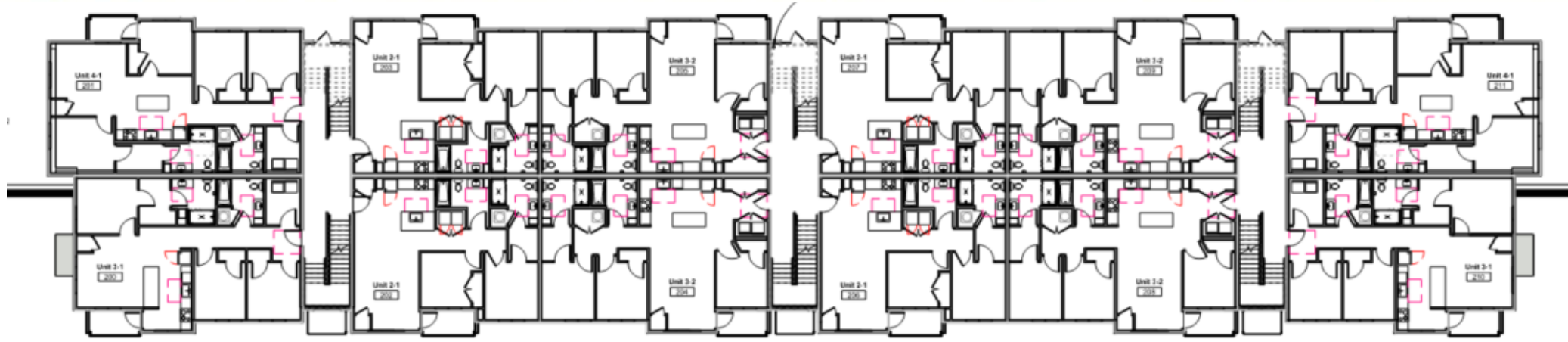
# Site Plan Review

## Application for Site Plan Review

- Approved on November 14, 2025
- Subject to approval of Direct to Ordinance Zoning Map Amendment and Modifications to Development Standards
  - Eliminate the “building forward” design guideline
  - Adjust the number of parking stalls between landscape islands
  - Increase the permissible height of retaining walls
  - Decrease the required recess depths along primary façade planes
  - Allow windows to be installed flush
  - Reduce the number of required landscape trees



# Proposed Floor Plan - Apartment



Level 1 - Site Plan Review  
3/32" = 1'-0"





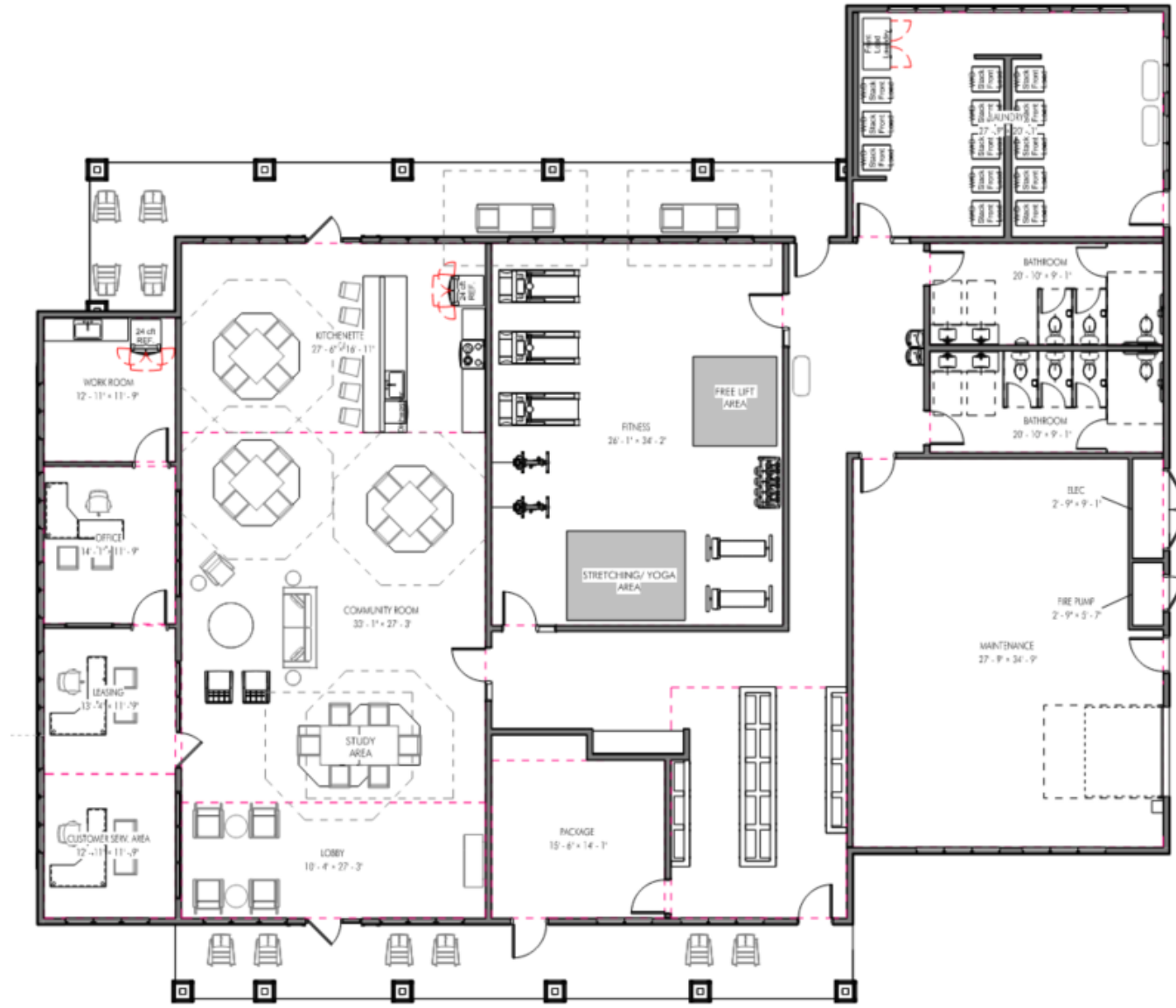
# Proposed Elevation - Apartment



③ Elevation - Plan West  
3/32" = 1'-0"

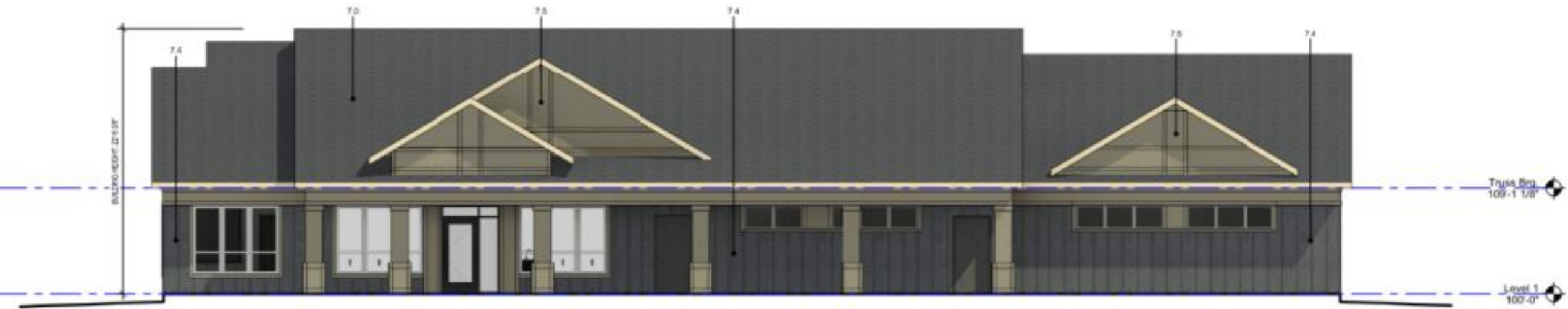


# Proposed Floor Plan – Club House





# Proposed Elevation - Clubhouse





# Resource Protection

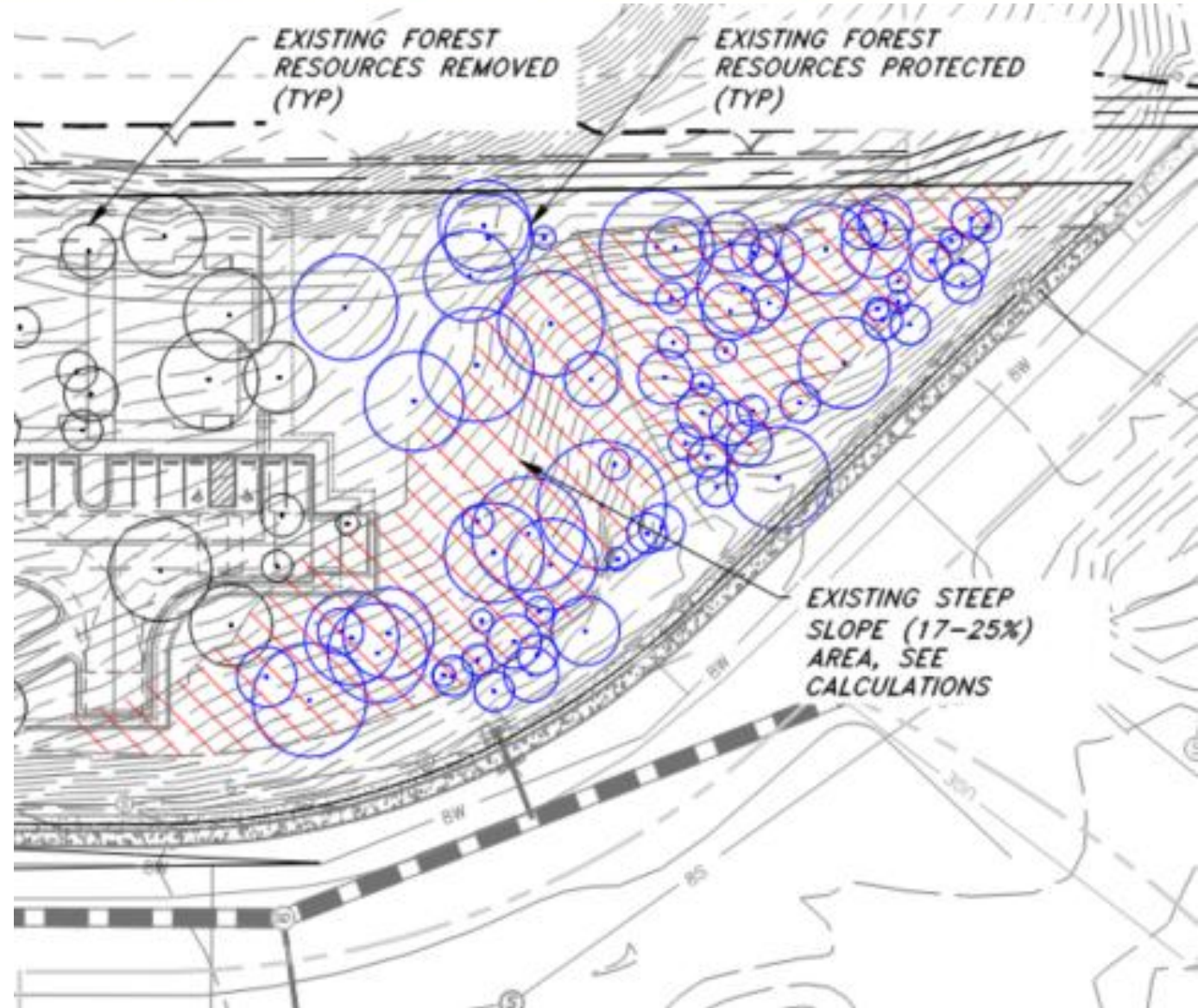


## Tree Resources

- Requires 50% of tree canopy to be saved
- Incentive allows reduction to 25%
- Proposal: 26%

## Steep Slope Resources

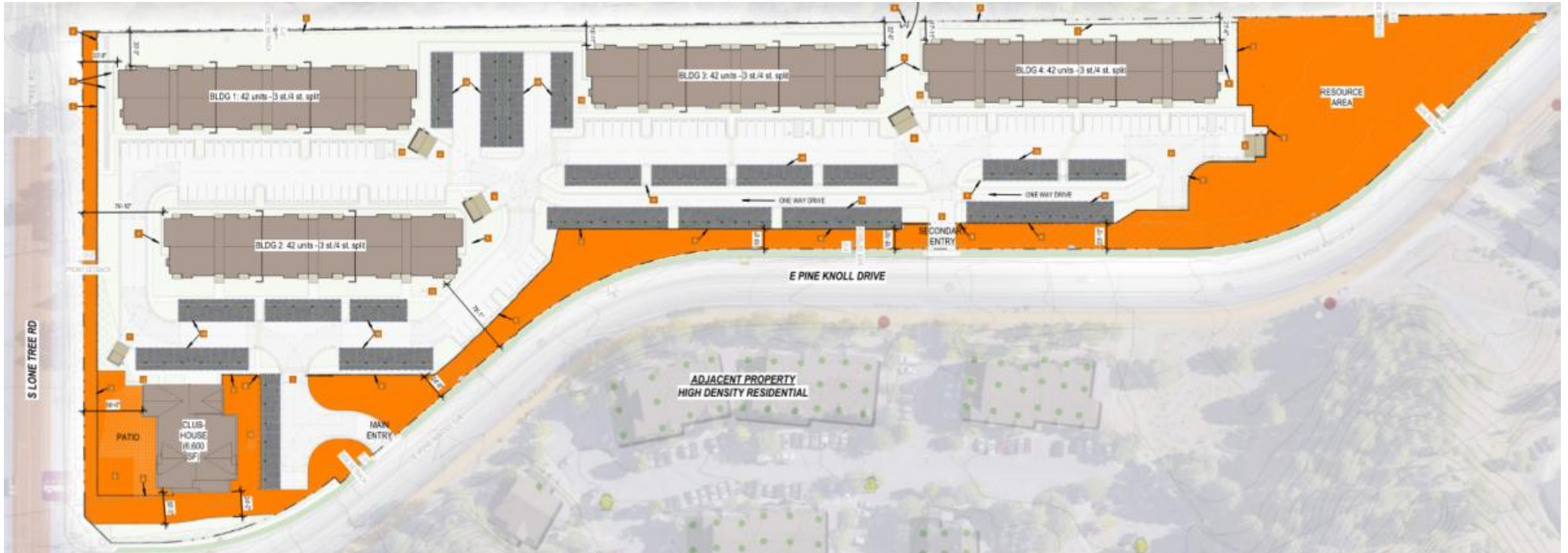
- Requires 70% of slope to be saved
- Proposal: 93%





# Common Space

- Requires 15% (55,605 sq ft)
- Provides 24% (87,556 sq ft)



# Pedestrian & Bicycle Facilities

## Alternate Transportation

- Sidewalks
- Bike Racks
- FUTS
- Bus Stop



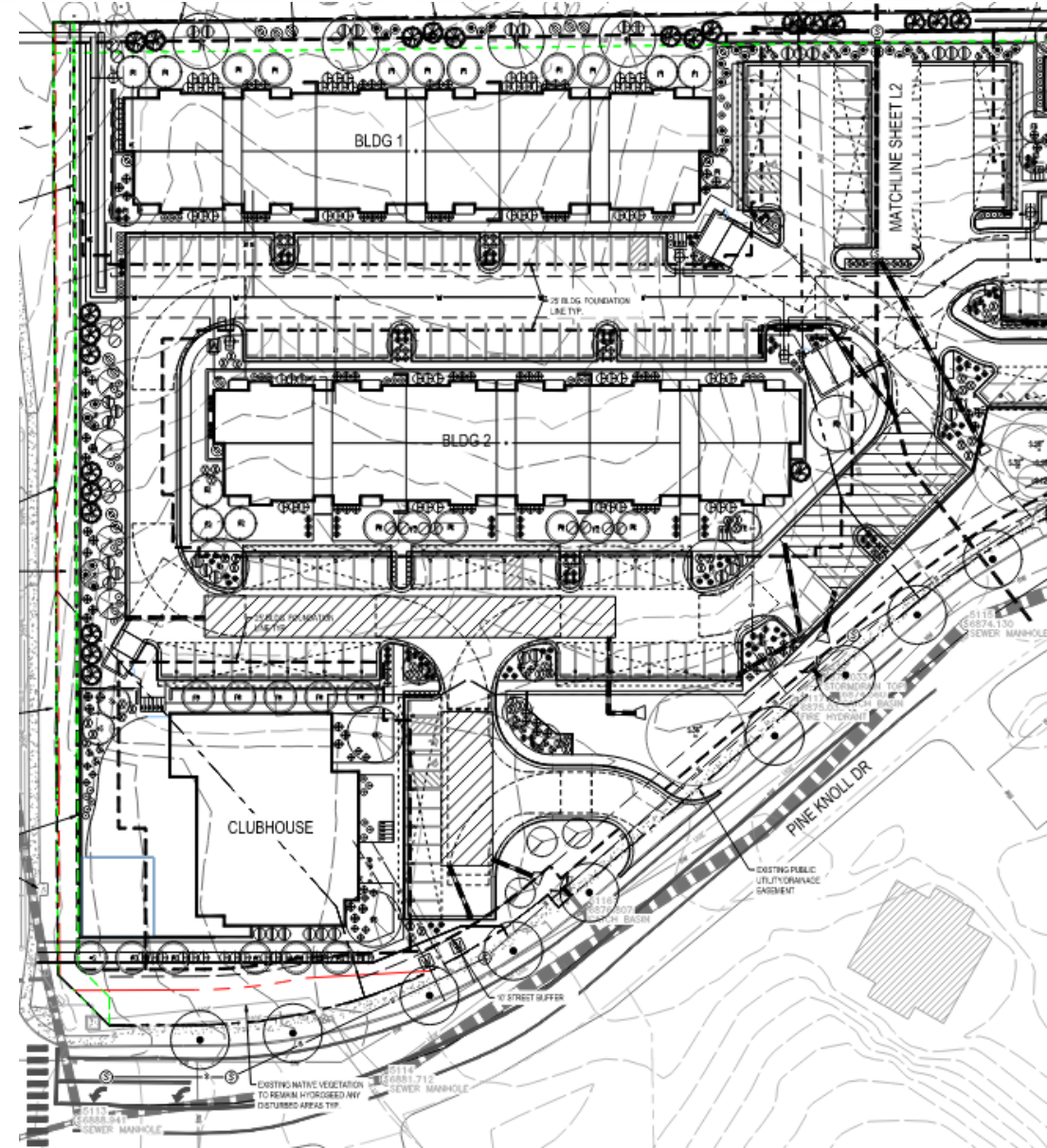


# Landscaping



## Concept Landscape Plan

- Generally meets requirements
  - Street Buffer
  - Parking Lot
  - Peripheral Buffer
  - Building Foundation
- Affordable Housing incentives
- Final landscaping will be reviewed at Civil Plan Submittal





# Parking



## On-site Parking

- Required parking per unit based on bedrooms (306 spaces)
- 15% transit reduction for Affordable Units (260 spaces)
- 286 provided spaces, including 9 ADA spaces (8 required)
- Option of covered parking



# Public Systems Impact Analysis

## Traffic/Right-of-Way Impact

- Additional ROW dedications for frontage improvements
- Gate design to prevent interference on Pine Knoll
- FUTS grading

## Water and Wastewater Impact

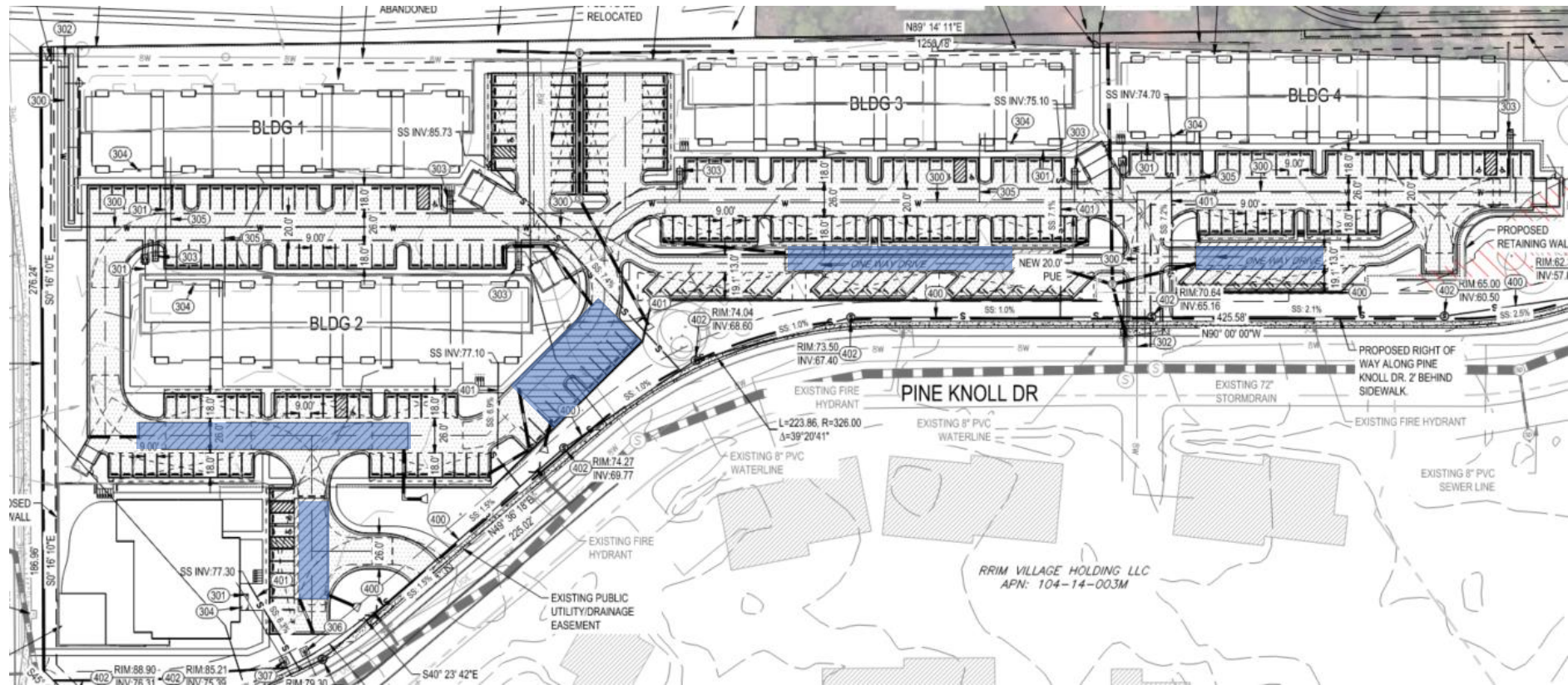
- Water and Sewer Impact Analysis (WISA) completed
  - No major off-site improvements required
  - Wildcat Interceptor Upsizing project must be completed



# Public Systems Impact Analysis

## Stormwater Analysis

- Drainage Report was required
- Use of underground basins



# Findings



## **Finding #1: Conformance with the General Plan**

- Existing Suburban Area
- Regional Plan density: 2-13 units per acre (13.6 found to be in general conformance)
- Supports housing goals
- Supports transportation goals

## **Finding #1: Finding is met**

# Findings



## **Finding #2: Community Benefits and Public Good**

- Provides 168 Affordable Units
- Located within walking distance of NAU, Arroyo Park, and transit stops
- Infill parcel meets goals of compact growth, housing diversity, and sustainability

## **Finding #2: Finding is met**

# Findings



## **Finding #3: Site is Physically Suitable**

- Meets applicable codes and requirements
- Mitigates any impacts determined by impact analyses

## **Finding #3: Finding is met**



# Development Agreement

## **Purpose of the agreement:**

- Affordable Housing commitment
- Affordable Housing Incentives
- Development Standards Modifications
- Commitment to grade future FUTS
- ROW dedications
- Gate and access control conditions



# Citizen Participation



## Neighborhood Meeting

- November 17, 2025
  - 4 individuals attended
- The requirement for a second meeting was waived by Staff
- Staff has not received any comments to date



# Recommendation

**The Planning & Zoning Commission, by unanimous vote (4-0) and in accordance with the findings presented, recommends the City Council approve Zoning Map Amendment PZ-24-00224-04 subject to the following five conditions:**

1. The subject property must be developed in accordance with the approved site plan and the conditions of approval dated November 14, 2025, unless modified as provided for in the Lone Tree Ranch Development Agreement. Modifications, other than modifications permitted by the Development Agreement, to the approved site plan will require an amendment to this Direct to Ordinance Zoning Map Amendment request.
2. All other requirements of the Zoning Code and other City codes, ordinances and regulations, shall be met by the proposed development.
3. All terms, conditions, and restrictions detailed within the Lone Tree Ranch Development Agreement, as amended, must be fully satisfied.
4. In the event the property is rezoned and the Developer fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the zoning (including conditions) established in the 1997 rezoning, in accordance with A.R.S. § 9-462.01.
5. The approval of this ordinance will have the effect of rescinding the prior rezoning ordinance (Ord. No. 1943) as it relates only to parcels 104-14-003G, 104-14-003H, and 104-14-003J, unless the zoning is reverted as set forth in condition 4 above.