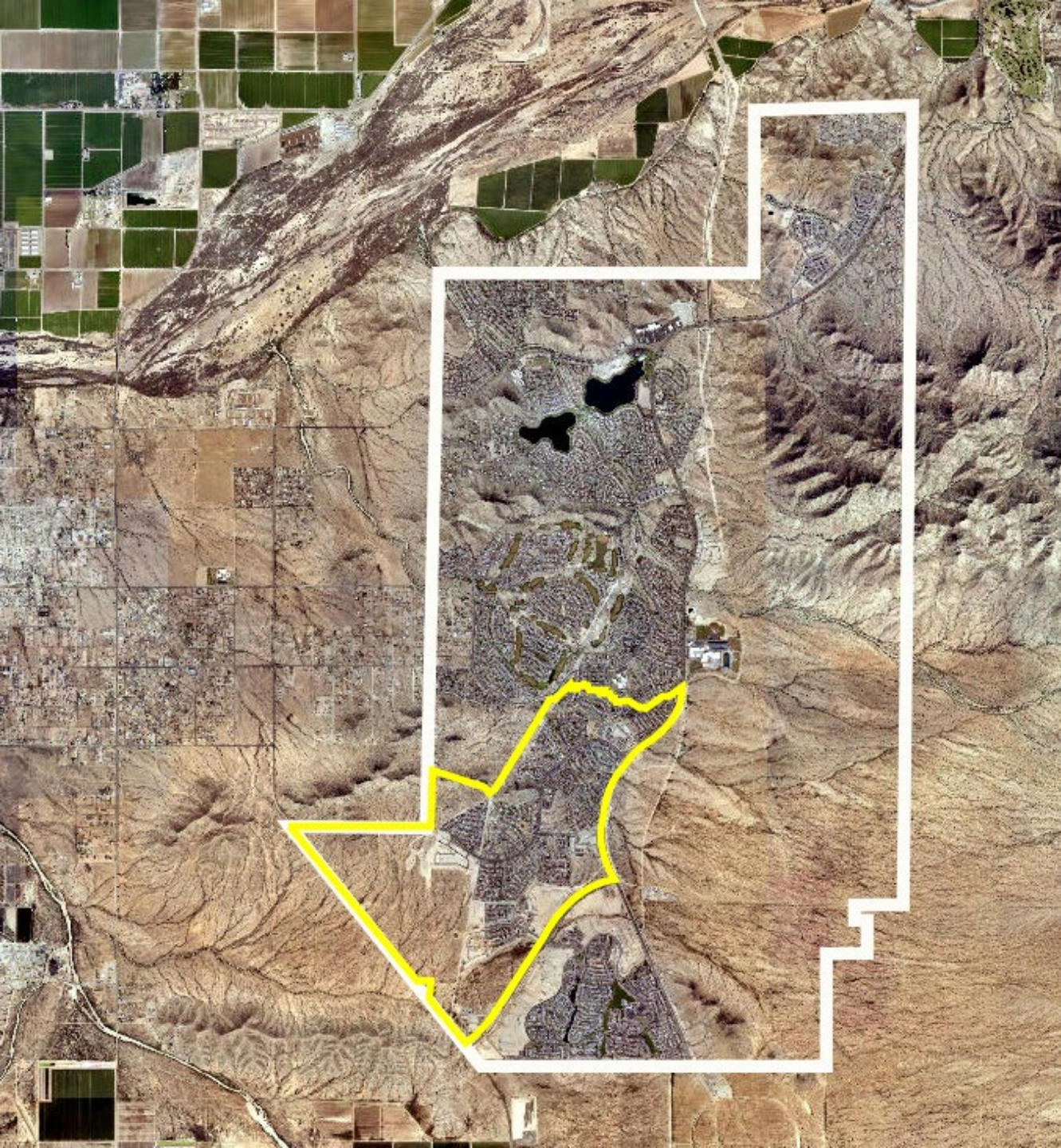




Montecito PAD Amendment & Pre-Plats

Planning & Zoning Commission Meeting
August 17, 2022

City Council Meeting
August 29, 2022

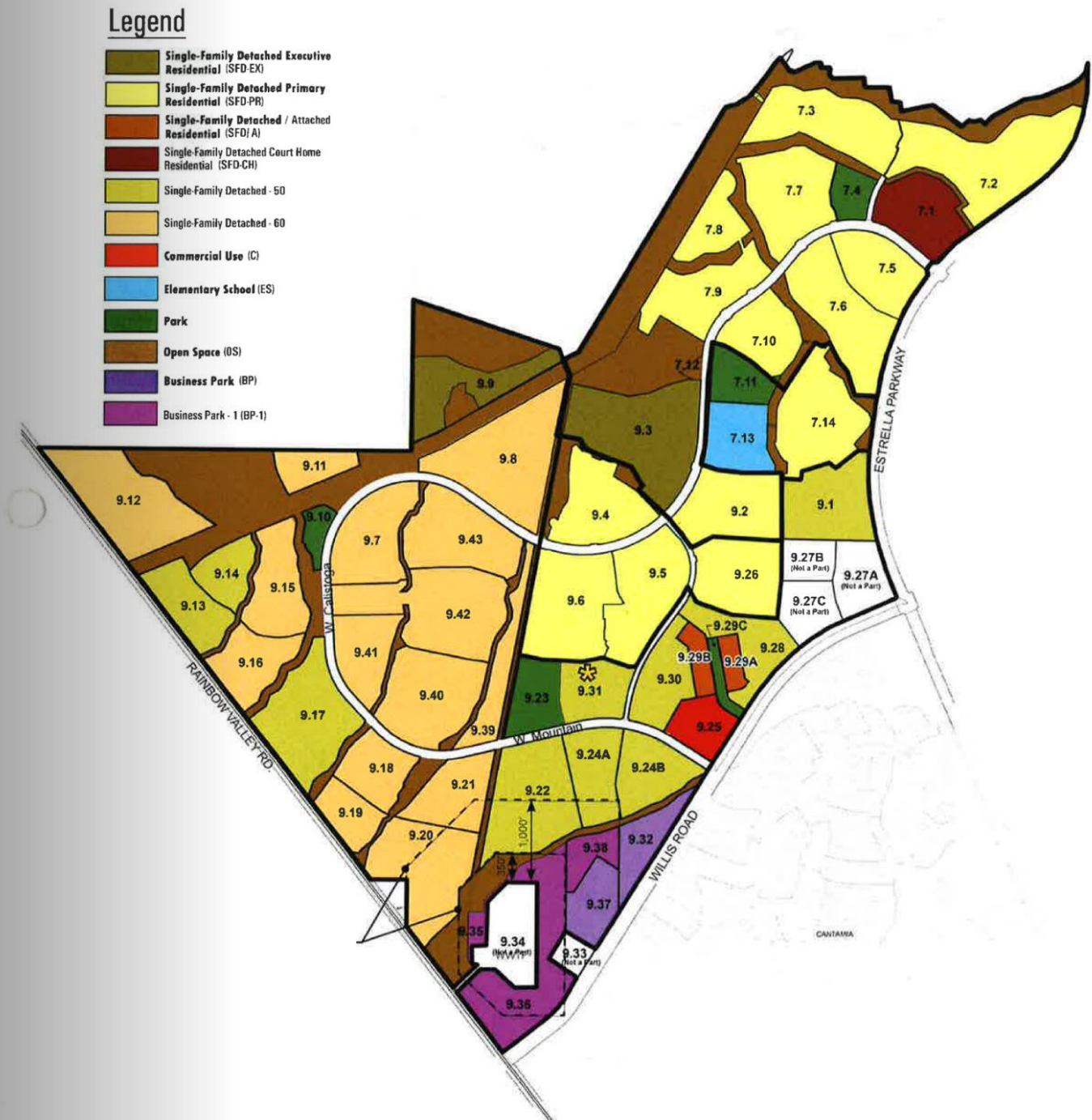


Montecito

- Estrella Phase 2 PAD approved in 1988
- Various PAD amendments establish specific development areas, such as Montecito
- Montecito PAD Phase 3 PAD Amendment 2018

Montecito Land Uses

Montecito
Phase 3 Unit Cap:
3,634



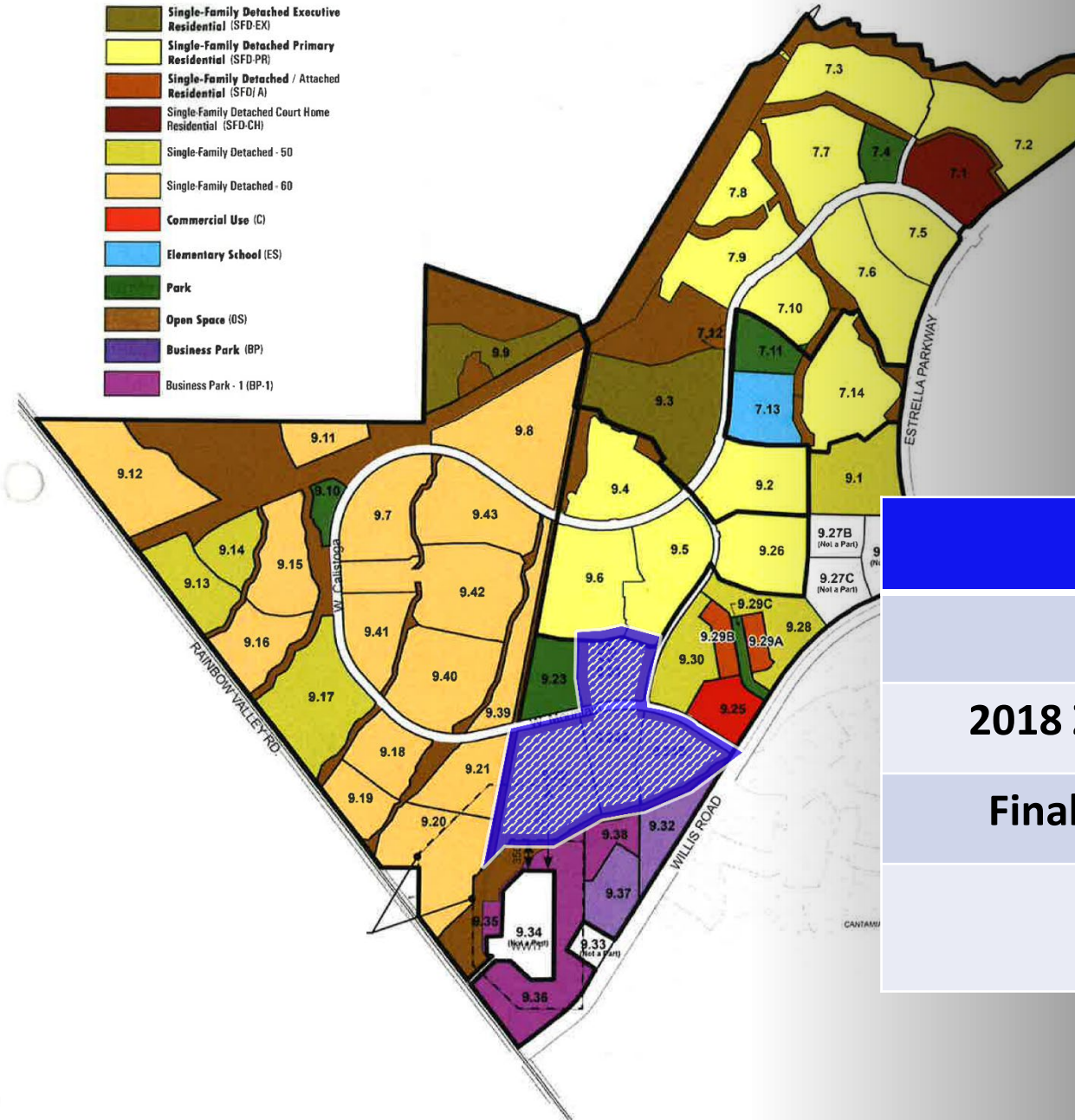
Legend

- Single-Family Detached Executive Residential (SFD-EX)
- Single-Family Detached Primary Residential (SFD-PR)
- Single-Family Detached / Attached Residential (SFD/A)
- Single-Family Detached Court Home Residential (SFD-CH)
- Single-Family Detached - 50
- Single-Family Detached - 60
- Commercial Use (C)
- Elementary School (ES)
- Park
- Open Space (OS)
- Business Park (BP)
- Business Park - 1 (BP-1)

Underdeveloped Lots

Parcels 9.22, 9.24A, 9.24B, 9.31

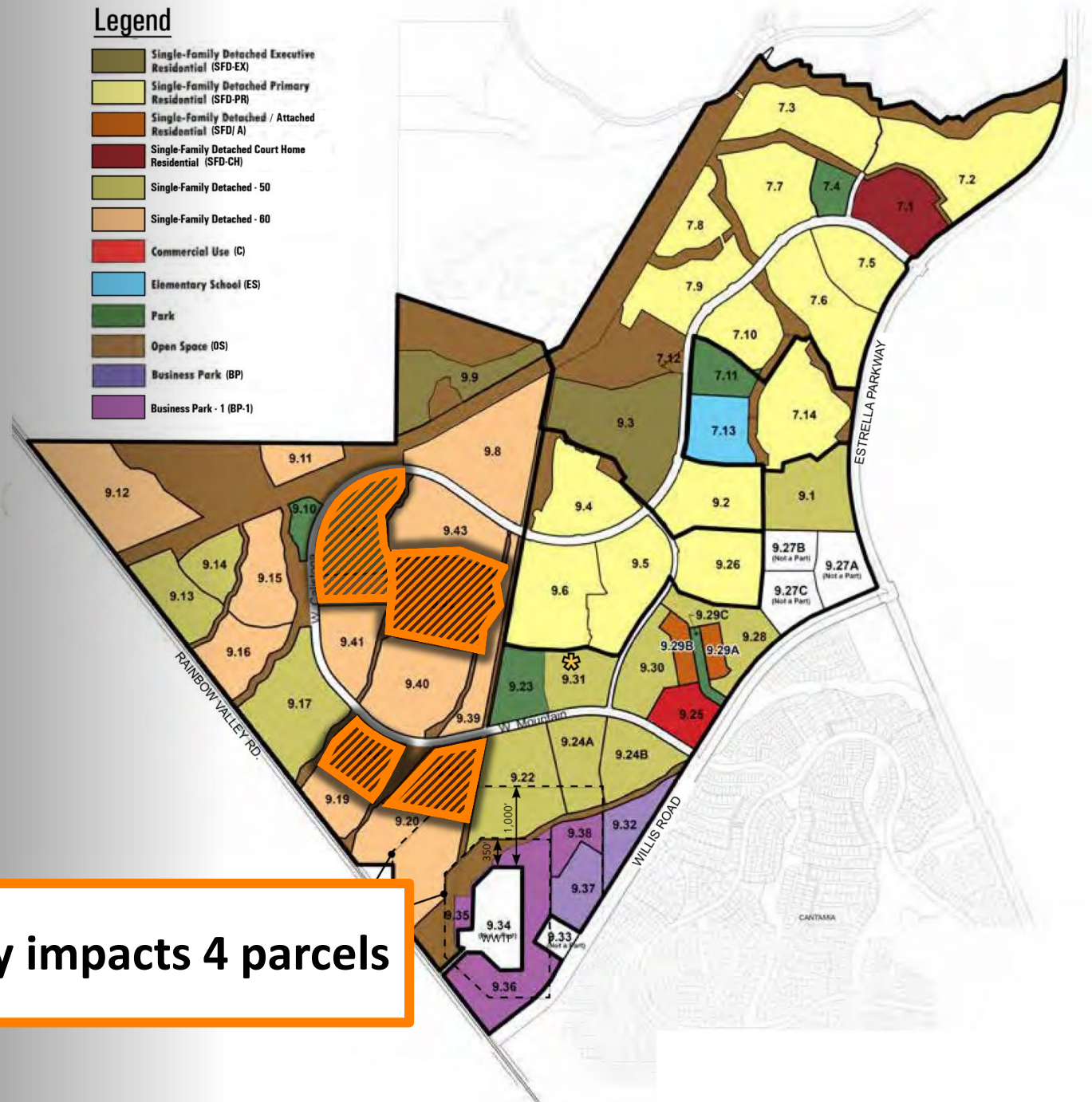
	No. Lots	Lot Width
2018 Zoning	460	50'
Final Plats	156	65'
	-304 LOTS (SURPLUS) AT 15' WIDER THAN REQUIRED	



Montecito PAD Amendment

Legend

- Single-Family Detached Executive Residential (SFD-EX)
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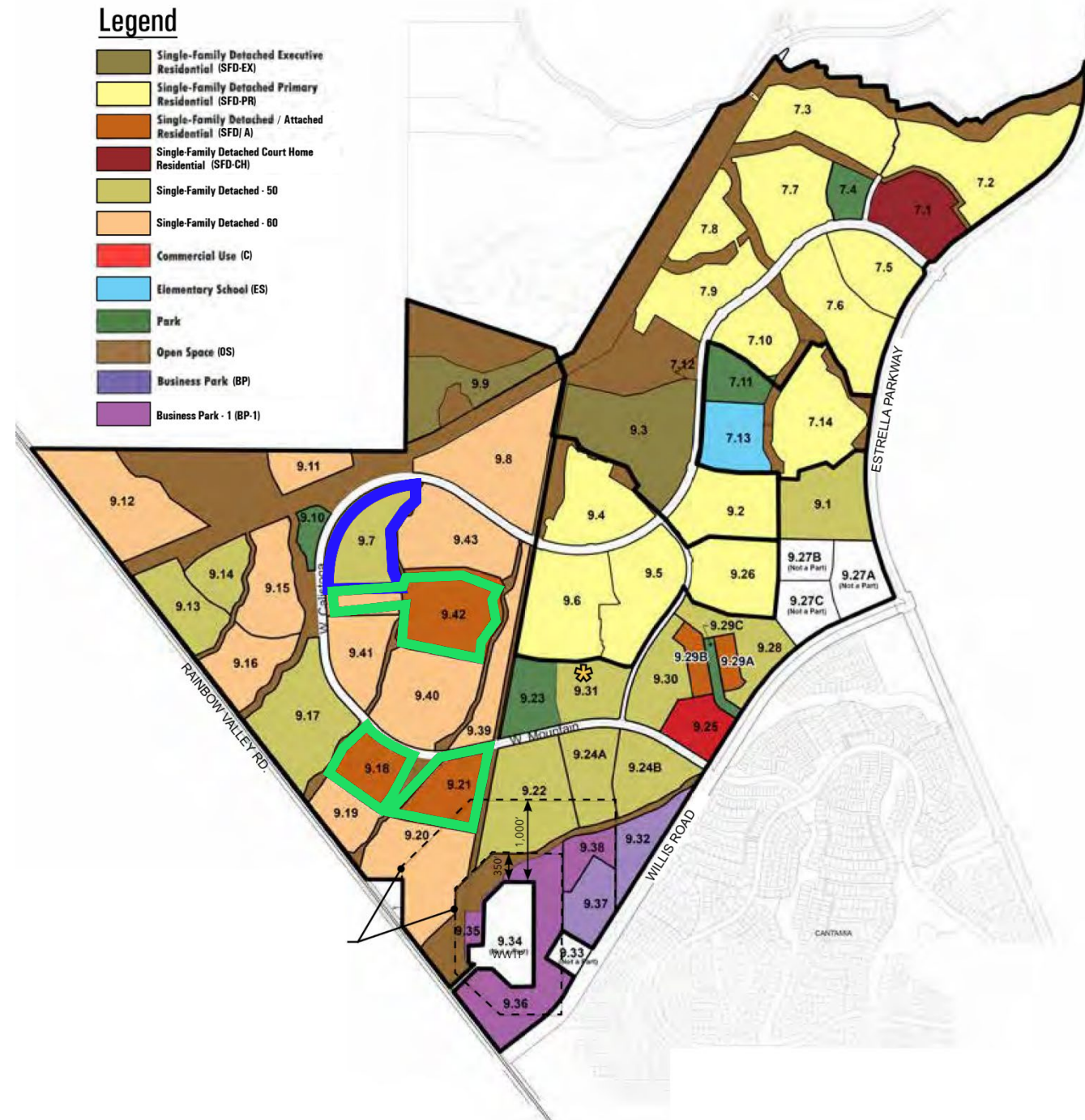


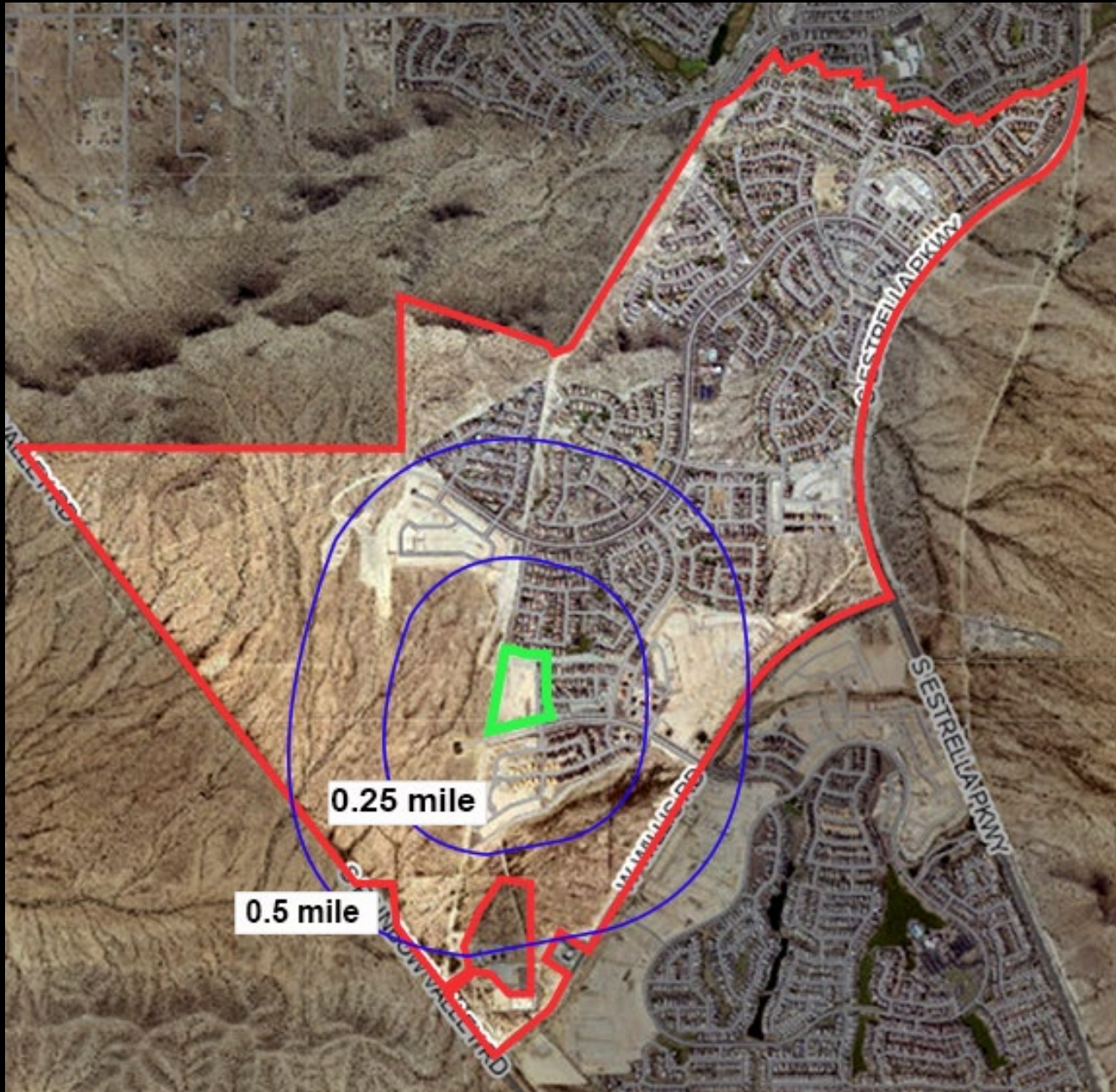
Proposed amendment only impacts 4 parcels

Development Standards

Development Standards Montecito

ZONE	Existing Standards Existing SFD-60 (Parcels 9.7,9.18, 9.21 & 9.42)	Proposed Standards SFD 50 (proposed 9.7)	Proposed Standards Modified SFD/A (Proposed 9.18, 9.21, 9.42)
Permitted Uses	Single Family Detached	Single Family Detached Zero Lot Alley Loaded	Single Family Detached
Min Lot Width	60 ft.	50 ft.	47 ft.
Min Lot Depth	120 ft.	90 ft.	110 ft.
Max Height	30 ft. (2 stories)	30 ft. (2 stories)	30 ft. (2 stories)
Max Lot Coverage	60%	75%	75%
Min Front Yard Setback	18 feet; 8 feet to porch, 10 feet to liveable or side entry garage	18 feet; 8 feet to porch, 10 feet to liveable or side entry garage	18 feet; 8 feet to porch, 10 feet to liveable or side entry garage
Min Side Yard Setback	5 feet	5 feet	5 feet
Min Rear Yard Setback	15 ft., 10 ft. to rear yard covered patio	10 feet, 10 feet to rear yard covered patio	10 feet, 10 feet to rear yard covered patio
Parking	Two enclosed spaces per DU	Two enclosed spaces per DU	Two enclosed spaces per DU



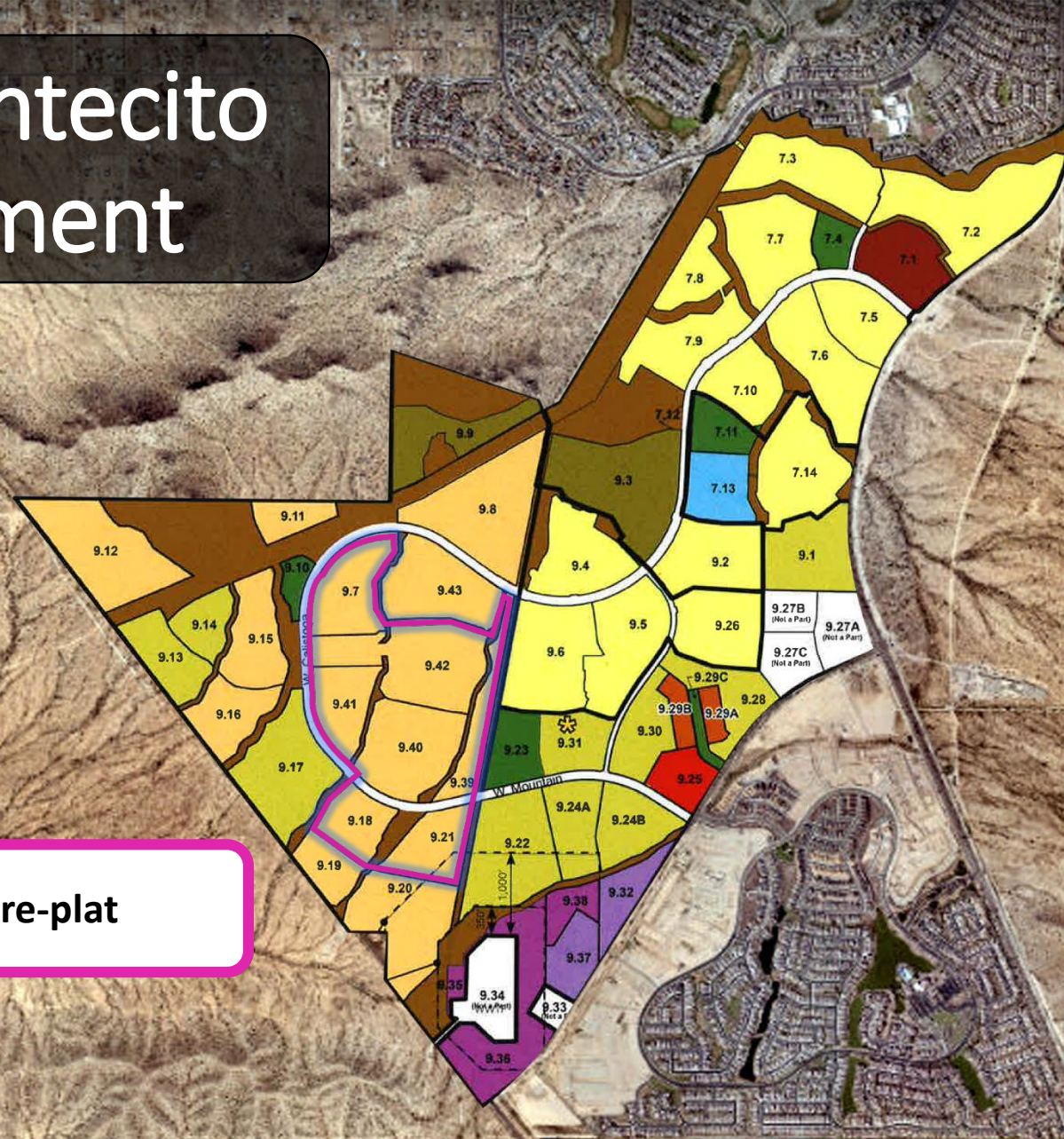


Parcel 9.23 Park

- \$15,000/month HOA maintenance
- Currently insufficient population to make use of the park
- Security concerns without “eyes on the park”

Future Montecito Development

508 Lots in pre-plat



Existing Montecito Amenities



Parcel 7.4
Bougainvillea Park



Parcel 7.11
Presidio

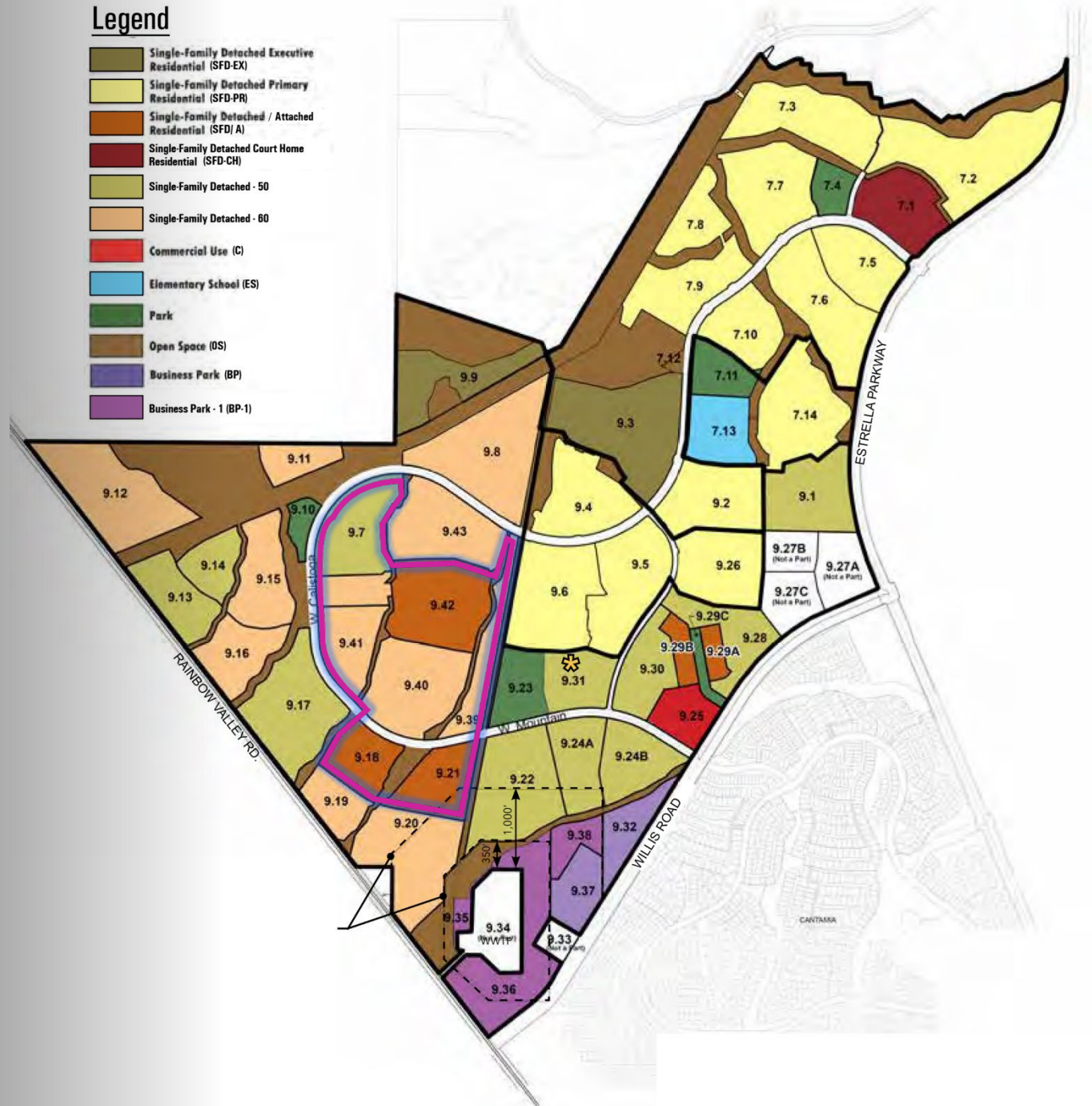
HOA Supports Park Timing

- Distance from existing residences would lead to infrequent use by the current residents.
- Maintenance costs for the park are estimated to exceed \$15,000/mo.
- Future additional homes create more contributors to the HOA to bear the cost of park maintenance.
- Timing park construction with development of adjacent homes will increase “eyes” on the park and decrease community risks.

Montecito Pre-Plat Parcels

Legend

- Single-Family Detached Executive Residential (SFD-EX)
- Single-Family Detached Primary Residential (SFD-PR)
- Single-Family Detached / Attached Residential (SFD/A)
- Single-Family Detached Court Home Residential (SFD-CH)
- Single-Family Detached - 50
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- Business Park - 1 (BP-1)



Pre-Plat Details

Mixture of Lot Sizes

- 264 SFD-A Lots (47' x 110' min.)
 - All lots exceed min. depth with 115' or 120' min.
- 95 SFD-50 Lots (50' x 90' min.)
 - All lots exceed min. depth with 120' min.
- 149 SFD-60 Lots (60' x 120' min.)
 - ~2/3 of lots exceed min. width with 65' min.

Open Space: Over 20% open space for each parcel; exceeds 15% requirement

Platting fewer lots than maximum zoning allotment: Resulting surplus of 56 lots



THANK YOU

Planning & Zoning Commission Meeting

August 17, 2022

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August 29, 2022

Current Montecito Status

- Over 75% of lots in Montecito are 60' wide or larger
- Montecito's Current development has left ~350 surplus lots for the parcels that have been platted

Lot Widths	Number of Platted Lots	
<50' lot widths	130	7%
50'-59' lot width	298	17%
60'-69' lot width	1,030	57%
70'+ lot width	356	20%
TOTAL	1,814	100%