

Estrella

Parcels 12.25, 12.36 and 80 Notch

City Council Meeting
October 30, 2023

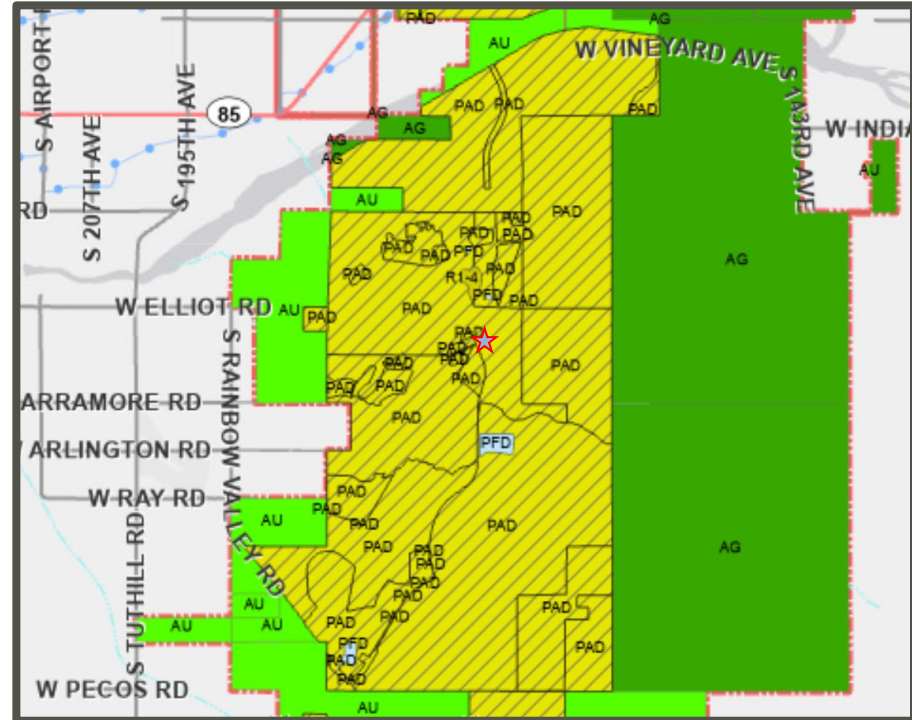


Location



ESTRELLA

- Estrella Mountain Ranch
 - Northeast and southeast corner of Estrella and San Miguel
 - Approximately 37.45-acres

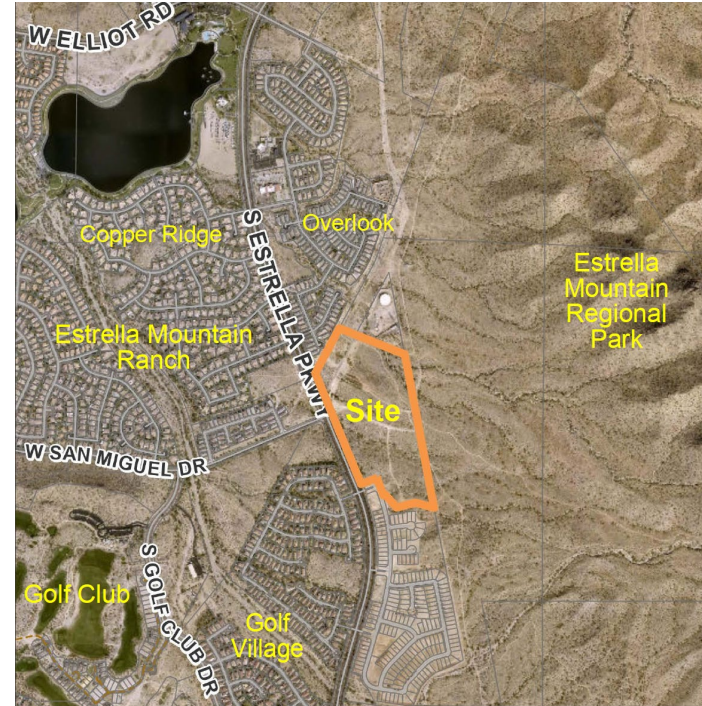


Specific Location



ZOOMED IN

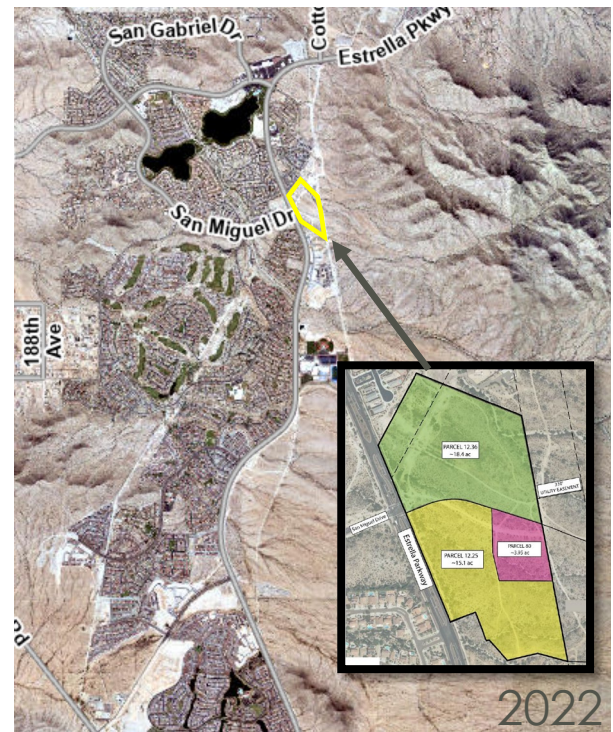
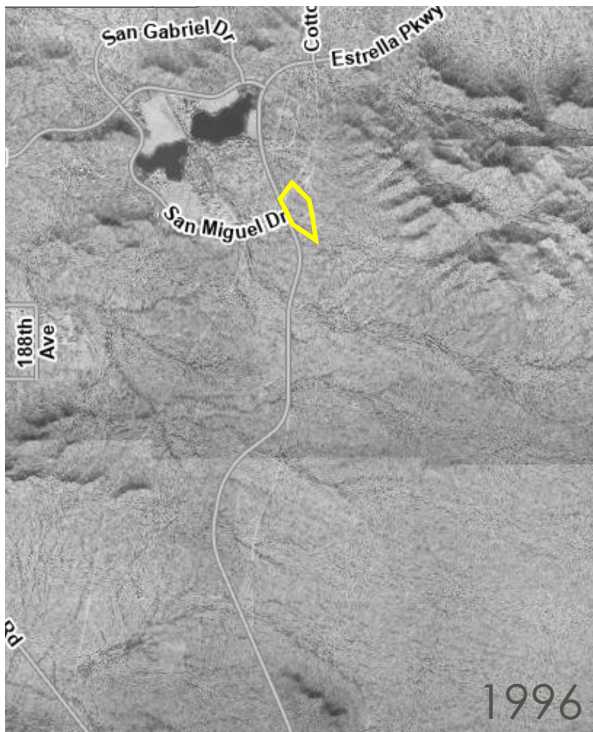
- NEC and SEC of Estrella and San Miguel
 - North
 - City Well and Overlook
 - South
 - Acacia Foothills
 - East
 - Powerline Corridor and Trails
 - West
 - HOA Open Space, Highlands and Cielo



Zoning History



ESTRELLA



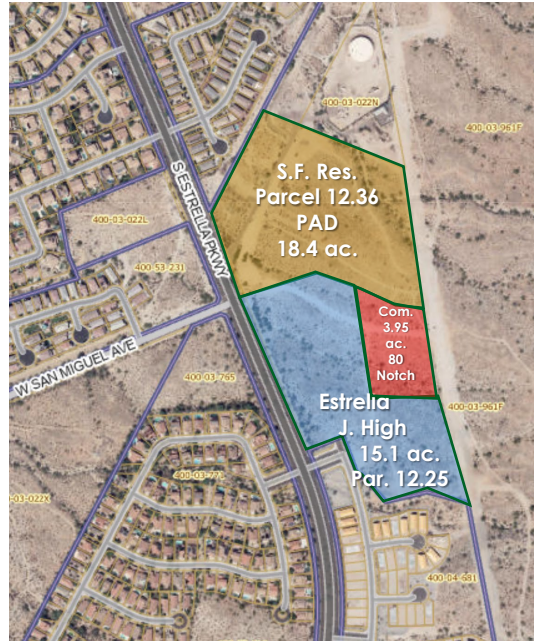
Estrella Parcels 12.25, 12.36 and 80 N



PROPOSAL AND LAND USE AND RESTRICTIONS

- 37.45 Acre Community
- R1-6 with PAD Overlay
 - Setbacks
 - Design Elements
 - Walls

From:



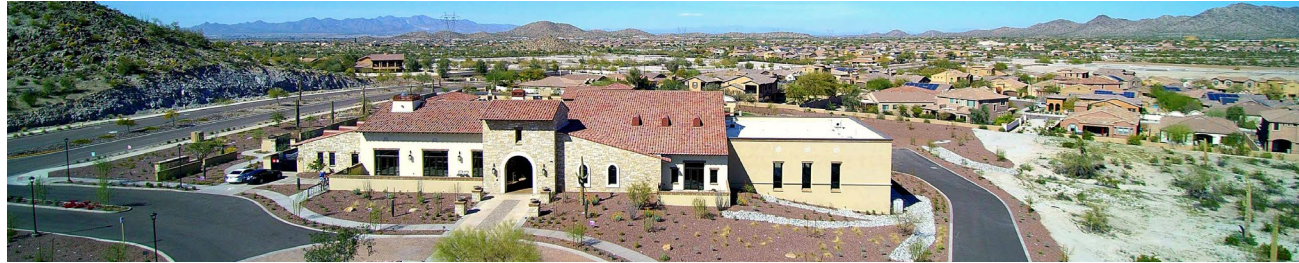
To:



Estrella



AMENITIES

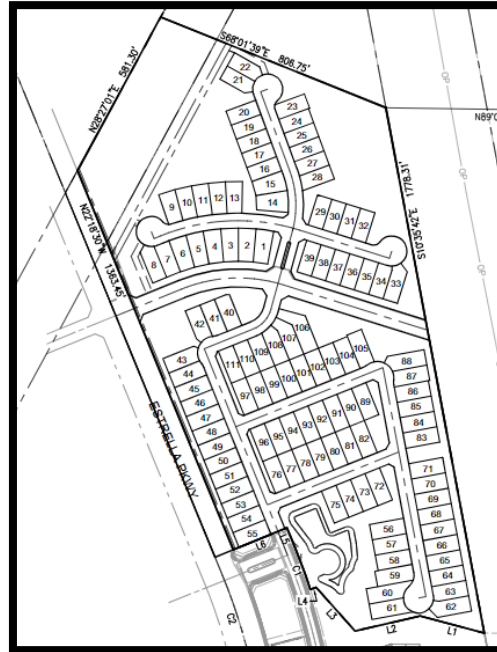
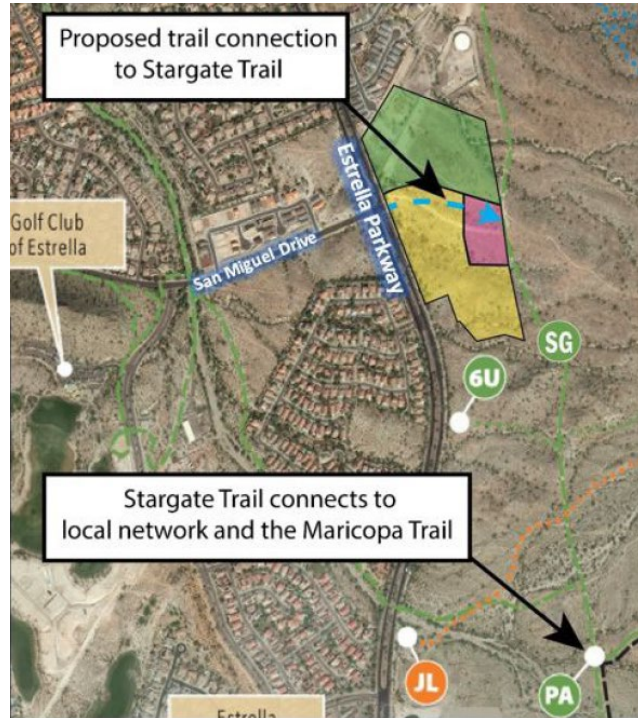


*Images of Estrella

Estrella



CONNECTIVITY AND STREETSCAPE AND WALLS



Recommendation



APPROVE SUBJECT TO STIPULATIONS

- Recommend Approval of Rezone (37.45 acres)
 - From:
 - Planned Area Development
 - Single-Family (18.4 acres)
 - Junior High (15.1 acres)
 - Commercial (3.95 acres)
 - To:
 - R1-6 with PAD Overlay (37.35 acres)
 - Subject to Stipulations



