

Details of the Request:

The request is to remove approximately 1,505 acres from the Estrella Phase II PAD and rezone it to the Estrella 14 PAD. A “layered” approach is proposed to establish permitted uses and locations within the PAD. Compatible uses and development intensities are classified into six Land Use Groups (LUGs): Open Space, Civic Space, Estate, Village, Hub, and Core. The following uses and zoning districts are compatible with each LUG:

Land Use Group (LUG)	General Description	Compatible Zoning Districts
Open Space (OS)	Natural environments, rolling open landscapes, community parks, plazas, sports fields/courts, paths, trails, etc.	All, when open space uses are provided
Civic Space (CS)	Civic and recreational uses including government buildings, police and fire stations, places of worship, schools, arts and cultural facilities, community amenities, parks, trails, etc.	Public Facilities District (PFD)
Estate (E)	Single-family residential	R1-10, R1-7, R1-6, R1-4, R1-A, R1-C
Village (V)	Neighborhood-scaled multi-family residential, single-family attached/detached residential, live-work units, and neighborhood-serving commercial uses	MF-12, C-1
Hub (H)	Multi-family residential, commercial, and office	MF-18, C-2
Core (C)	Multi-family residential, commercial, office, and mixed use	MF-24, MU

Each LUG is conceptual in nature, and the boundaries of a LUG do not necessarily define a development parcel boundary. It is likely that each LUG will contain multiple smaller developments. Furthermore, the boundaries of a LUG are intended to define where certain zoning districts and uses may be located, but not where they must be located. Each LUG overlaps with at least one other LUG, though the hillside area at the south end of the Project Site falls only within the Open Space LUG. Each individual development project within the rezone area will be required to obtain approval of a preliminary plat or site plan before starting construction. At the time of preliminary plat or site plan submittal, the applicant will declare an appropriate zoning district from the above list to apply to the project, and the application will be reviewed subject to the standards of that district.

The rezone request will allow up to 6,034 dwelling units within the Project Site. Up to 864 of these dwelling units may be multi-family units. Additionally, a minimum of 18% of the Project Site (approximately 271 acres) shall be open space. As described in the proposed PAD regulatory document, applicable open spaces may include parks, trails, indoor or outdoor community amenities, native character land areas, drainage corridors, stormwater management areas, common area tracts, and similar features. The 18% open space minimum applies to the Project Site as a whole, not to individual parcels or development sites.

The rezone request proposes modified development standards for various zoning districts, some of which are summarized below:

Single-family residential districts:

- Reduced lot sizes, lot widths, and aggregate side setbacks for R1-4 and R1-6.
- Reduced rear setbacks and removal of lot coverage limits for all districts.
- Additional community amenity elements above what is called for in Zoning Ordinance Table 3-2-3-E (to compensate for smaller backyards resulting from reduced rear setbacks).
- No specific open space minimums for individual developments, but developments will contribute to the overall 18% requirement described above. At least seventy-five percent (75%) of required open space will be usable (per the definition in the PAD regulatory document), and each home will have at least one (1) park within $\frac{1}{4}$ mile.

Multi-family residential districts:

- Flexibility for building heights when pitched roofs are utilized.
- Flexibility for side and rear setbacks in certain instances, such as when open space is adjacent.
- Flexibility in open space requirements (at the discretion of the Zoning Administrator) when a requirement is met off-site and in context with the development site.
- Communal open space may be applied to the 18% requirement described above, but private open space may not.

Commercial and public facility districts:

- Establishment of a Mixed-Use (MU) zoning district within the Core LUG, with the same development standards as General Commercial (C-2) and allowing multi-family, commercial, and public facility uses.
- Reduced building setbacks when abutting open space or landscape areas.
- Modifications to side and rear setback requirements adjacent to single-family and multi-family residential.