

Seven Ranches Estates

Minor General Plan Amendment Request
GPA22-14

Planned Area Development Request
PAD22-20

Presented by: Derek Scheerer



Site Information

Site Map

Applicant:

Pounders Engineering

Location:

Northwest corner of W. Santi Rd. and N. Gunsmoke Rd.

Project Area:

Approximately +/- 20 acres

Proposal:

A request for a Minor General Plan Amendment on +/- 20 acres of vacant land from the existing Mixed Use (MU) to Low Density Residential (LDR) and from General Rural (GR) to Planned Area Development (PAD). The proposal is to develop a twenty-six (26) lot subdivision with lot sizes of ½ ac. or more.



Staff Analysis

Current GPFLUM Map

Proposed GPFLUM Map

General Plan Future Land Use Map:

- Mixed Use(MU).
- Change to Low Density Residential (LDR).
- Change request is consistent with the evolution of the area and other approved requests.



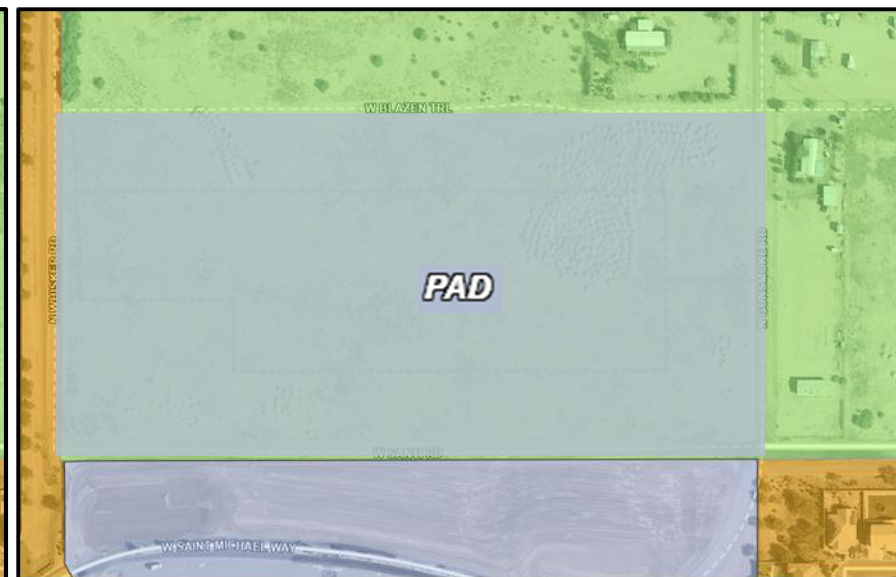
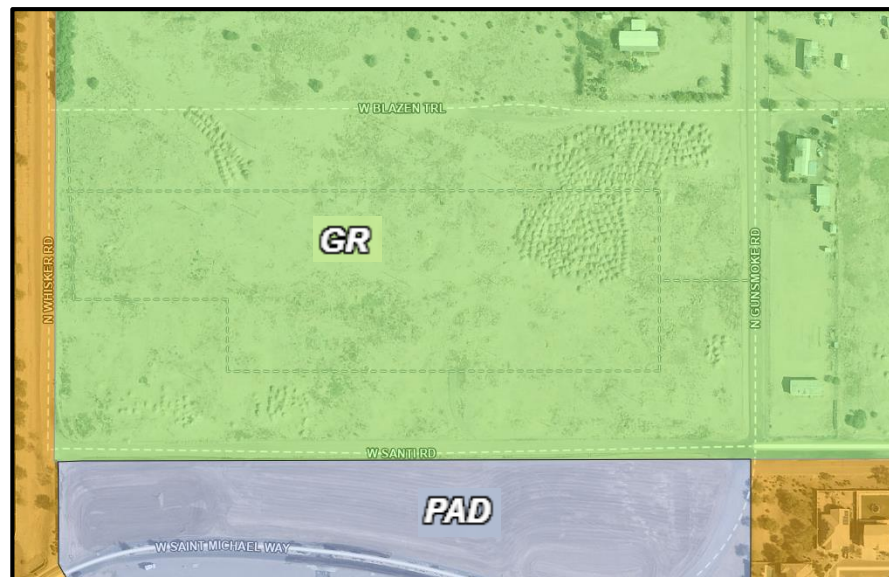
Staff Analysis

Current Zoning Map

Proposed Zoning Map

Zoning Map:

- Mixed Use(MU).
- Change to Low Density Residential (LDR).
- Change request is consistent with the evolution of the area and other approved requests and the proposed Minor General Plan Amendment.

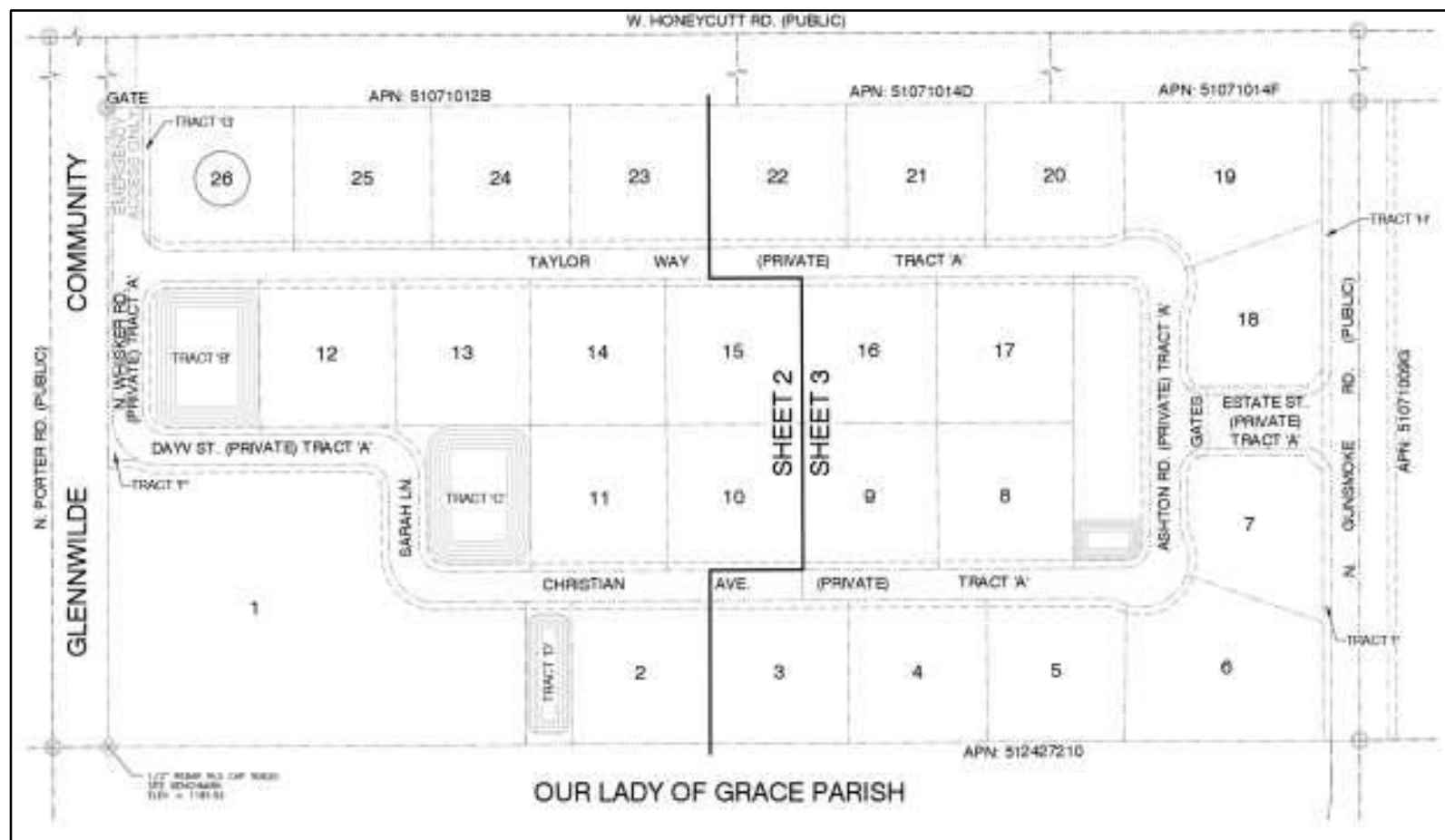


Details Of The Request

Conceptual Land Use Plan

Seven Ranches Estates:

- The proposed amendment is in conjunction with the Planned Area Development (PAD) rezone request is for conceptual development plan as shown.
- 26 residential lots as shown.
- Main entrance off N. Gunsmoke Rd. with secondary emergency access from N. Whisker Rd.

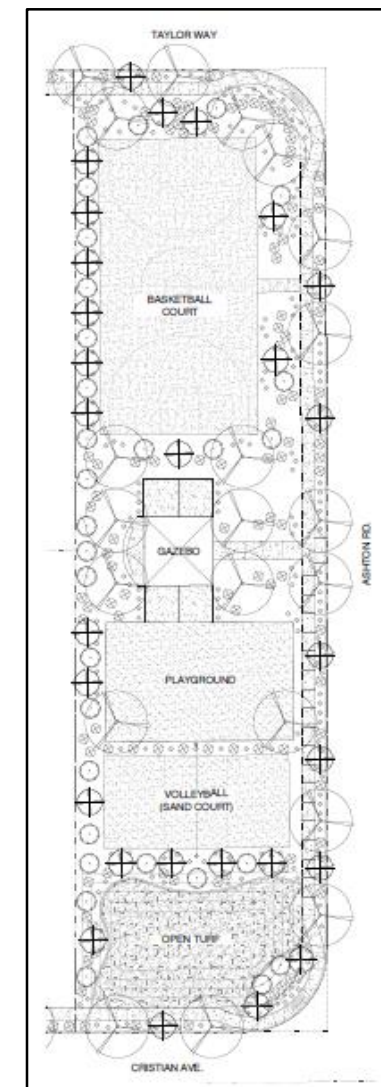
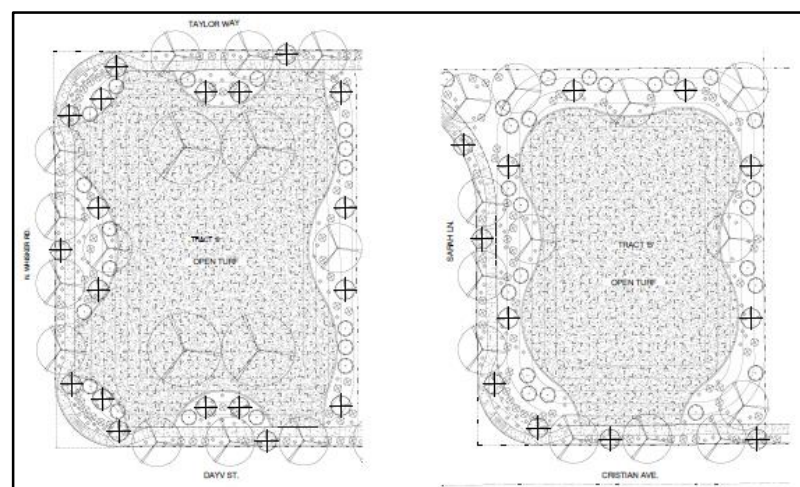
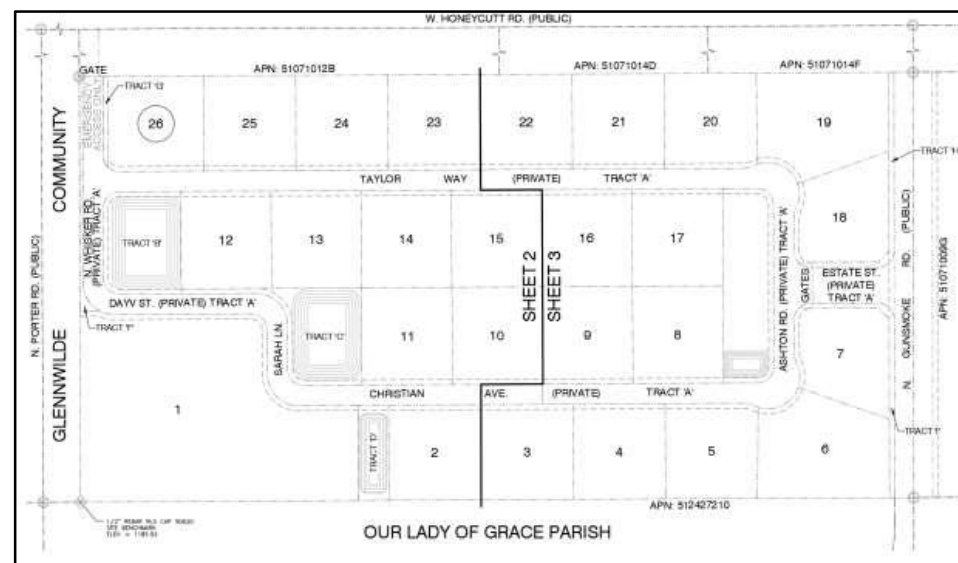


Details Of The Request

Conceptual Land Use Plan

Seven Ranches Estates:

- Proposed subdivision will consist of 26 custom home sites
- Amenities will consist of:
 - Gated private access with private streets
 - Main Community Park
 - Several Pocket Parks/ Retention Basins
 - Well landscaped streets
- HOA controlled architectural design review to follow PAD and CC&R requirements.



Staff Analysis

Conformance with the General Plan:

- The Low Density Residential (LDR) designation, given the context of the area, and development goals of the area, is appropriate.

Conformance with the Zoning Ordinance:

- The proposed conceptual plan meets the requirements of the proposed Planned Area Development Zoning.
- The proposal meets the development standards and applicable requirements outlined in Section 18 of the Zoning Ordinance.

Public Outreach

- October 10, 2023 – Site Posted
- October 10, 2023 – Notification letters sent
- October 27, 2023 – Neighborhood meeting
- October 28, 2023 – Newspaper notice published
- November 13, 2023 – Planning and Zoning Commission meeting
- December 5, 2023 – City Council meeting

Recommendation

- On November 13, 2023, the Planning and Zoning Commission recommended approval of Minor General Plan Amendment request **Case #GPA22-14**, subject to the conditions of approval stated in the staff report.
- On November 13, 2023, the Planning and Zoning Commission recommended approval of rezone request **Case #PAD22-20**, subject to the conditions of approval stated in the staff report.

Each application requires separate motion and action