

Subject Property Area..... Numerous Properties, All Developed or Approved for Development
 Existing General Plan Land Use..... Varies (No Change Proposed)
 Existing Zoning..... Rancho Vistoso PAD, Low Density Residential (No Change Proposed)

Proposal Summary

The Rancho Vistoso PAD identifies a number of development parcels for low density residential development. Over the last three decades all but one of those parcels have been developed into high-quality neighborhoods. The remaining parcel, designated as Neighborhood 10, Parcel A ("10-A"), has been approved for development and is currently under construction. Unlike the other development parcels, 10-A is a long and skinny parcel, the geometry of which is further constrained by a wash to the east and an oversized open space buffer on the west. The resulting development area accommodates a private residential street with shallow homesites on both sides. The homesites are made even more shallow by the PAD's requirement for a 25' average front setback (20' minimum).

Construction of homes on 10-A will have no negative impact on surrounding areas because the nearest homes are several hundred feet away, and concerns from the La Cholla Airpark were addressed during the engineering approval process two years ago (the approved design fully complies with the crosswind runway overflight zone, which also overlays other nearby neighborhoods).

In light of the facts that 10-A is the last low-density parcel in the PAD, and its development will have no negative impacts on surrounding landowners, the homebuilder proposes to reduce the front setback to 20' for front-facing garages and 15' for side-entry garages and non-garage building elements. Reducing the front setback as proposed will allow the homebuilder to meet the demand for larger homes with a greater variety of floorplan options, which will also result in a more articulated and visually interesting streetscape.



**QUESTIONS & COMMENTS?
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