



Southwest intersection of La Cañada Drive and Moore Road Rezoning Informational Handout

Case number: 2203026

This informational handout is generated by the Town and is intended to provide background information on the subject property, the development proposal, the review process, applicable review criteria and upcoming public meeting dates. For project specific information, please review the "Applicant's Project Fact Sheet" on OVprojects.com.

Access the project webpage below:

www.OVprojects.com under the name "Southwest intersection of La Cañada Drive and Moore Road - Rezoning"

Project Summary

The applicant is proposing to rezone an approximately 35-acre property near the southwest intersection of La Cañada Drive and Moore Road to enable the development of 34 single-family residential homes (shown in image at right).

Applicant's proposal

The applicant's proposal involves a request to rezone the property from R1-144 (large-lot residential) to R1-36 to enable development of the single-family homes. More information is available on www.OVprojects.com.

Project Milestones

1. Pre-application submitted – December 2022
2. Informational Video – November 1, 2023
3. 1st Neighborhood Meeting – November 16, 2023



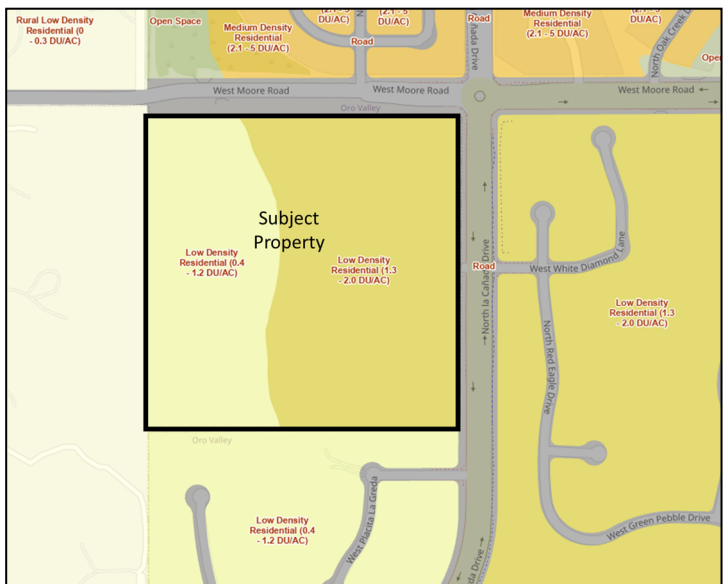
Existing General Plan Designation

The subject property has two following General Plan Land Use Designations (shown in graphic at right and summarized below):

Low Density Residential – 1 (LDR-1)

This land use designation represents areas where single-family homes are appropriate, but only when it will allow retention of a rural, open character.

The density of development in this designation is between 0.4 and 1.2 homes per acre.



Low Density Residential – 2 (LDR-2)

This land use designation represents areas where single-family homes are appropriate, but only when it will allow retention of a rural, open character.

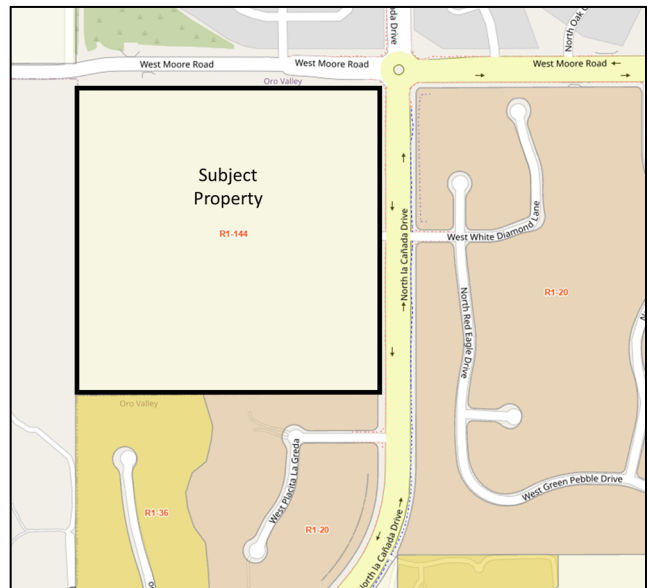
The density of development in this designation is between 1.3 and 2.0 homes per acre.

Existing Zoning Designation

The subject property (shown in black at right) has a zoning designation of HDR (High Density Residential) and Open Space.

R1-144

This zoning district is intended for large-lot residential development. The minimum lot size in this zoning district is 144,000 square feet.



Proposed Zoning Designation

The applicant's request is to rezone the property from R1-144 to R1-36. A comparison of the development standards of both zoning districts is provided below:

Development Standards		
	R1-144	R1-36
Minimum lot size	144,000 square feet	36,000 square feet
Maximum Building Height	18 feet	18 feet
Setbacks	30%	30%
Front	50 feet	30 feet
Side	20 feet	15 feet
Rear	50 feet	40 feet

Anticipated Meeting Dates and Review Process

