

LAMBERT AND LA CHOLLA PROPOSED REZONING - FACT SHEET

- A request to rezone the property to allow for a Conservation Subdivision Designed residential neighborhood which respects the site’s physical constraints.
- Request Area = 143 ± acres.
- Proposed homes: 156 (1.1 homes per acre)
- Minimum lot size: 6,000 square feet.
- Approximately 75% of the site will be open space.
- Access will be provided off Lambert Lane and La Cholla Boulevard.
- No access proposed to the neighborhood east or south of the project.
- Minimum 150-foot buffer adjacent to existing neighborhoods.
- The site will utilize the following Flexible Design options under the ESL Development Balance and Incentives, which are applicable when a site provides 25% or more of open space:
 - Building Setback Modification
 - Side yard setback reduction to no less than 5 feet.
 - Minimum Lot Size
 - Minimum lot size may be reduced to 3,000 square feet when 66% or more Open Space is provided.
 - Modified Review Process
 - Administrative approval of site plans and preliminary plats – as long as in conformance with Tentative Development Plan.
 - Recreation Area Credit
 - Passive and/or active recreation amenities in Open Space areas may be credited toward residential recreation area requirements.
 - Native Vegetation Preservation
 - Native plant salvage and mitigation waived within development envelope when 50% or more Open Space is provided.

	Existing	Proposed
General Plan Land Use	Low Density Residential (LDR-1)	No Change Requested
Zoning / Allowable Uses	R1-144 Single-Family Residential	R1-43 Single-Family Residential

Contact Information:

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LAMBERT LANE

LA CHOLLA BOULEVARD

NOT A PART

CRITICAL RESOURCE AREA

ACTIVE RECREATION AREA (1.02 AC)

FLOOD CONTROL BASIN

FLOOD CONTROL BASIN

FLOOD CONTROL BASIN

ACTIVE RECREATION AREA (0.55 AC)

ACTIVE RECREATION AREA (0.32 AC)

CRITICAL RESOURCE AREA

ACTIVE RECREATION AREA (0.32 AC)

FLOOD CONTROL BASIN

FLOOD CONTROL BASIN

150' SETBACK

150' SETBACK

150' SETBACK