

SUMMARY

This rezone application includes parcels 27S22E010002 and 27S22E011800 as shown in the application. The property totals approx. 45.5 +/- acres and is currently in the Spanish Valley Residential District (SVR). The application is to rezone the property to the Spanish Valley Residential Flex (RF).

REZONE APPLICATION

CONTACT INFORMATION

Property Owner: ESP Spanish Valley, LLC

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PROJECT INFORMATION

Residential Flex Community name: Valley Estates

General location of property: North end of Spanish Valley

Size of property: 45.5 acres (per the survey)

Current zoning: SVR

Proposed zoning: Residential Flex

PROPERTY DESCRIPTION

Parcel 1

27S22E010002 approx. 25 acres +/-

Parcel 2

27S22E011800 approx. 20 acres +/-

NARRATIVE

- The Subject Property falls within the Spanish Valley Ordinances' definition for Central Development Areas:

These are the flattest, least sensitive, and easiest-to-develop sites in the Spanish Valley, which makes them suitable for a wide range of residential and park/open space uses. These are the preferred areas for locating higher residential density and mixed-use neighborhood centers, where a mix of residential, locally scaled commercial and civic services will be provided. 4-5 residential units/ERUs per acre.

- The San Juan County Spanish Valley Area Plan (April 17, 2018) recommends that, "...development should be implemented sequentially from north to south as part of a rational extension of municipal water and sewer services (Phases 1-6)." (p. 33) The Subject Property lies within Phase 1 of the SUMMARY OF LAND USE PHASING ASSUMPTIONS table which anticipates that Phase 1 properties will be developed first, within the next 0-10 years (written in 2018), and that these properties will draw from the existing 5,000 acre-feet of water supply. (p.36)
- This application to rezone approximately 45.5 acres ["Subject Property"] to the Spanish Valley Residential Flex is requested to accommodate a large-scale planned development, in accordance with the San Juan County Spanish Valley Development Ordinances of the San Juan County Zoning Ordinance, dated September 13, 2019.
- The proposed permitted and uses for the Valley Estates (Subject Property) include a range of lots consisting of single family, duplex, live/work/play townhomes.
- The rezone would allow for no additional density changes.
- The current preliminary layout includes a mix of single-family lots, duplex lots (up to 180 units/lots). It will have direct walkways and byways that connect to SITLAs plan for parks and access.
- The major utilities (gas, water, sewer, electric) are at, or near, the property boundary.

APPLICANT STATEMENT

The applicants submit this request for a rezone with the intent of using the Residential Flex zone to master plan community. We believe that the type of residential product mix will hold high appeal to the types of residents and visitors who want to be in this beautiful area. Our goal is to create a quality community that helps create values for home/property owners including the surrounding community. This rezone to residential flex allows for broader buy base set in a residential setting that continues to create options for residents. We live on an island and have more options for our citizens, create more value. This rezone will open door for highly skilled and educated workers that can work remotely with the ability to raise their families in stable community setting.

We will continue to work with SITLA and other landowners to ensure that our designs are balanced with their future growth.