

1313 S Wolfe Road 2020-7031

Mary Jeyaprakash, Associate Planner Planning Commission, August 10, 2020

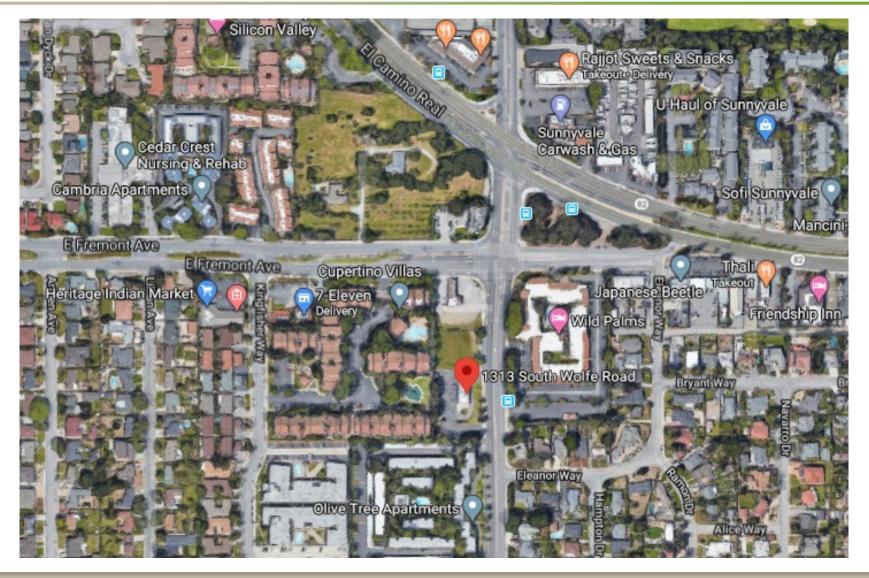
Zoning Map



Legend

- C-1 Neighborhood Business
- C-2 Highway Business
- R-0, R-1 Low Density Residential
- R-2 Low Medium Density Residential
- R-3 Medium Density Residential
- R-4 High Density Residential

Neighborhood



Applicant Proposal

- Existing:
 - GPD Commercial
 - Fast food chain & a vacant parcel



- Requested:
 - GPD Medium Density Residential
 - 27 Townhomes (22.5du/acre)
 - 2,000 sq. ft. Commercial Building

- Approx. 14,000 units in pipeline
 - 4,035 units recently approved
- City has limited number C-1 sites
- Development proposes very limited commercial development (3.8% of lot area)
- Important to maintain balance of land uses
 - Key for VMT reduction

Staff Recommendation

Recommend to City Council

Deny the General Plan Amendment Initiation request to consider amending the General Plan designation from Commercial to Medium Density Residential.