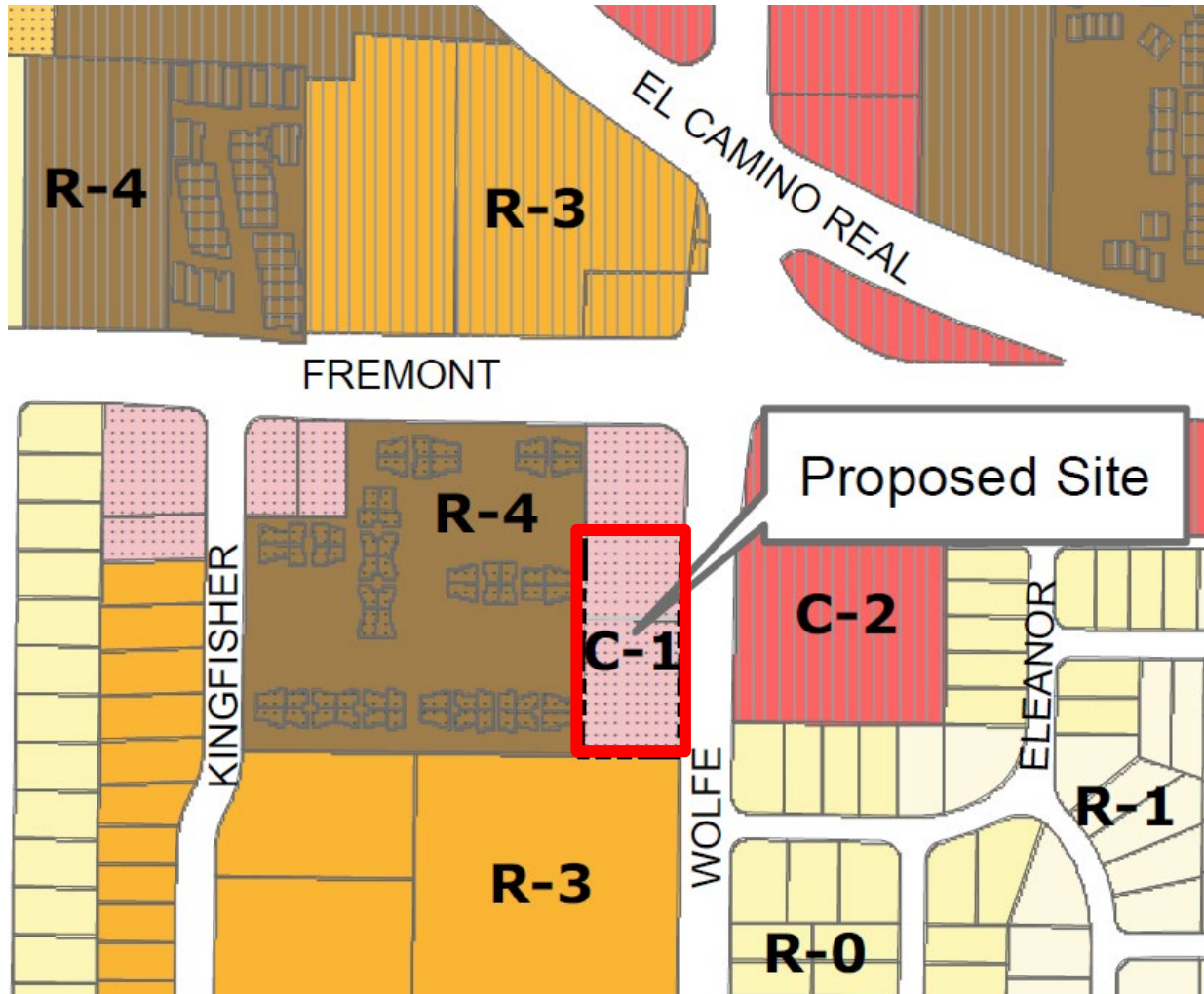




1313 S Wolfe Road
2020-7031

City Council, September 15, 2020

Zoning Map



Legend

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

Neighborhood



Site Information

- **Existing:**
 - ◆ General Plan Commercial
 - ◆ Zoning C-1
 - ◆ Fast food chain & vacant parcel
 - ◆ Gas station adjacent
- **Applicant Request:**
 - ◆ General Plan – Medium Density Residential
 - ◆ 27 Townhomes (22.5du/acre)
 - ◆ 2,000 sq. ft. Commercial Building

Applicant Proposal



Analysis for Recommendation of Denial

- Residential Units - Capacity in General Plan
 - ◆ >5,000 in pipeline
 - ◆ >2,000 more in Land Use and Transportation Element
 - ◆ >7,000 units under study (LSAP, ECR, etc.)
- City has **limited** C-1 sites
- Development proposes **limited** commercial (3.8% of lot area)
- Important to **maintain balance** of land uses
 - ◆ **Key** for VMT reduction

Recommendation

Planning Commission and Staff Recommendation

Alternative 2:

- Deny GPI request to amend from Commercial to Medium Density Residential.