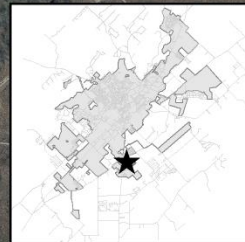


ZC-18-06 (1600 Block of Redwood Road)

Hold a public hearing and consider a request by Moeller & Associates, on behalf of Two Rivers Interests, L.P., for a zoning change from “FD” Future Development to “CD-5” Character District 5 for approximately 15.0378 acres, more or less, out of the Barnette O. Kane Survey, Abstract No. 281, located in the 1600 Block of Redwood Road. (A. Brake)

Location:

- Approximately 15.0378 acres located east of State Highway 123
- Majority vacant land
- La Vista Retirement Community located to the west
- El Camino Real Subdivision located to the southeast



ZC-18-06
1600 Blk Redwood Rd
Redwood Annexation
Map Date: 5/25/2018

 Subject Property

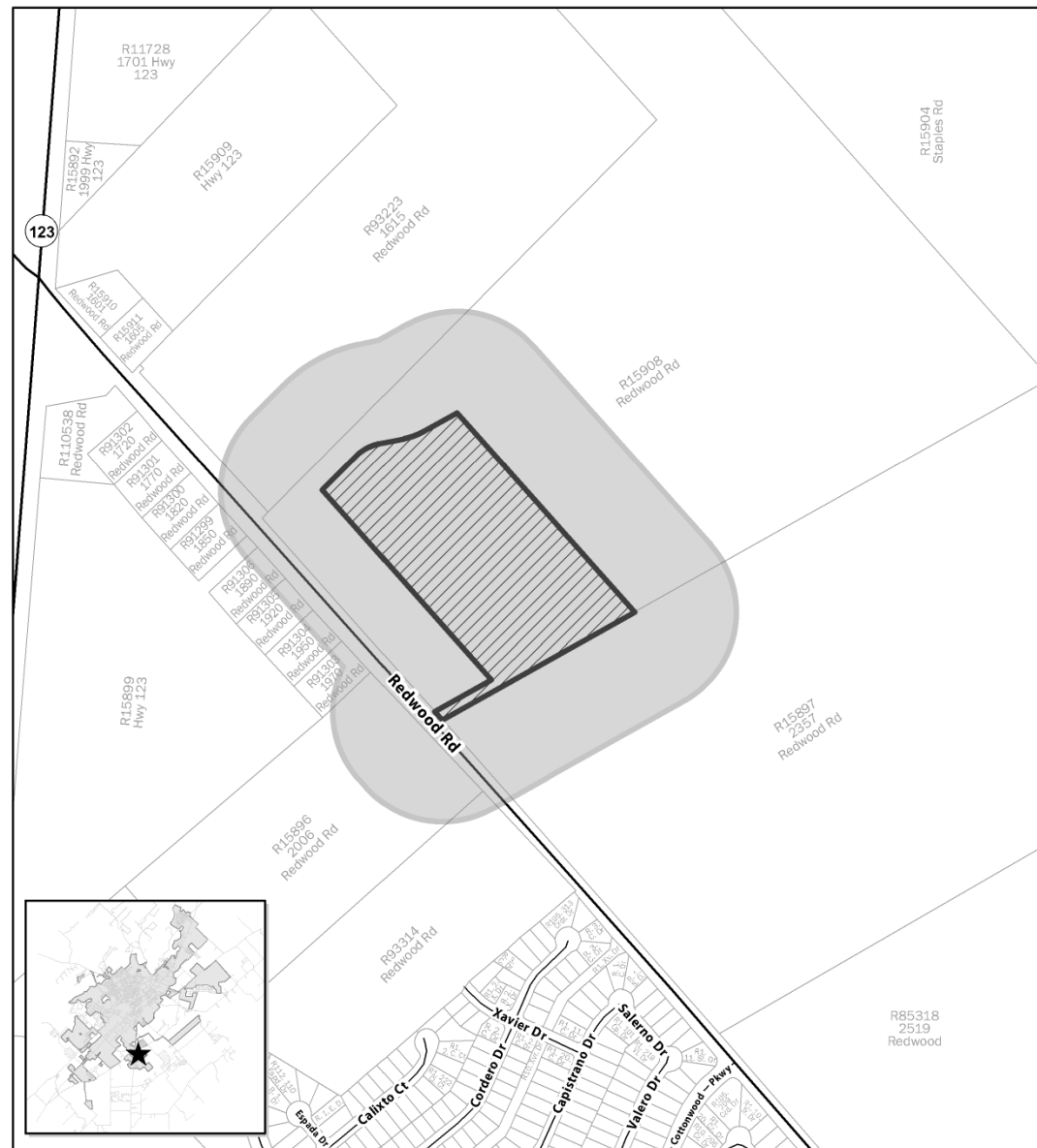


0 375 750 1,500 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Location:

- Located along the edge of the Medical District Medium Intensity Zone
- Character districts are intended for infill development and new development in both high and medium intensity zones



ZC-18-06
1600 Blk Redwood Rd
Redwood Annexation
Map Date: 5/25/2018

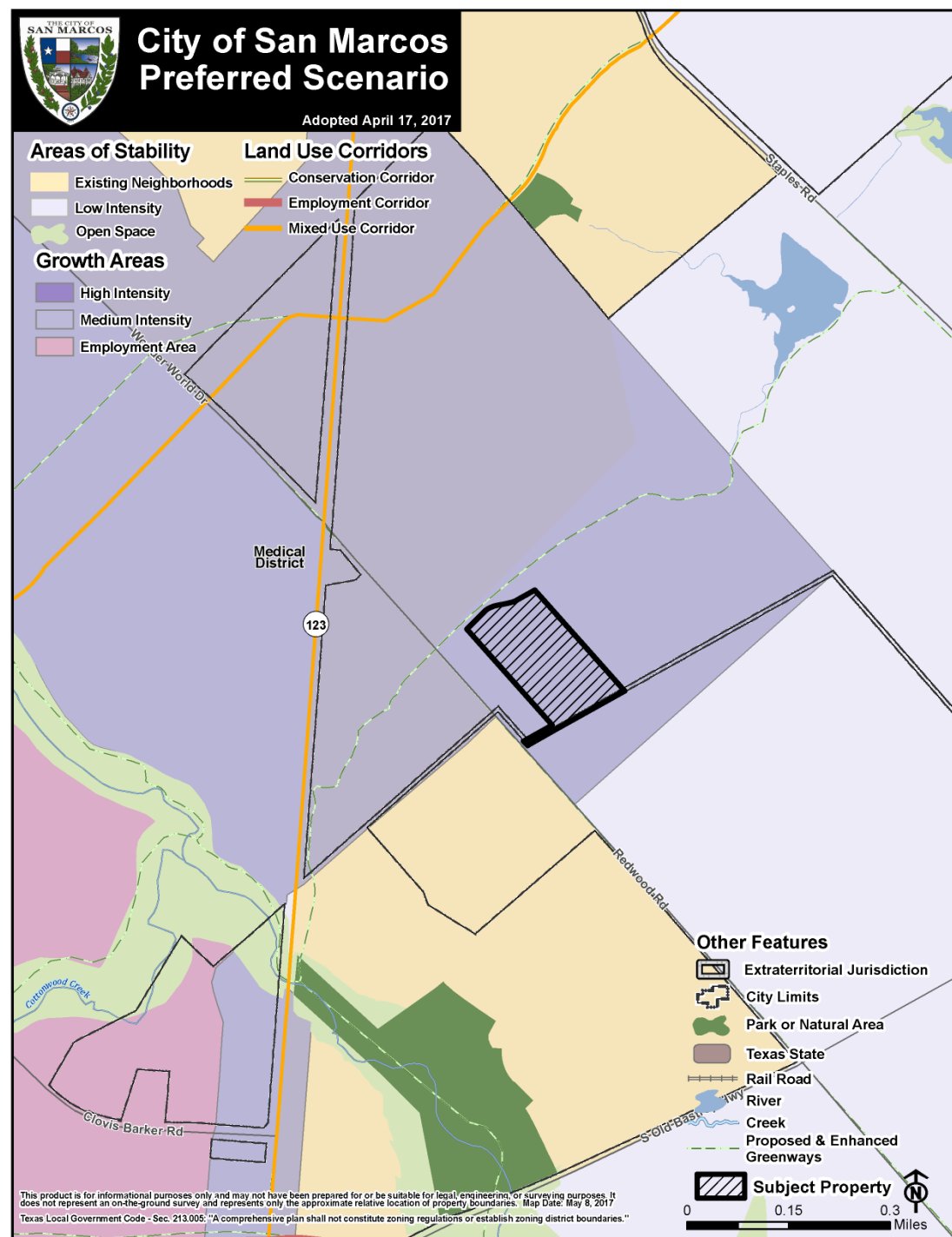


0 375 750 1,500 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Context & History:


- FD zoning is default classification for newly annexed land.
- CD-5 allows for a variety of residential, retail, service and commercial uses
- CD-4 allows for a variety of residential options including single-family, two-family, and multifamily with limited commercial or mixed uses on the corners



Comparative Code Matrix

CD-4

CD-5

District Intent	The CD-4 district is intended to accommodate a variety of residential options including single-family, two-family and multifamily with limited commercial or mixed use on the corners.			The CD-5 district is intended to provide for a variety of residential, retail, service and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.		
Units / Acre	N/A			N/A		
Impervious Cover	80% max			100% max.		
Building Types	<ul style="list-style-type: none">• Accessory Dwelling• Cottage• Duplex• Townhouse• Courtyard Housing• Apartment• Live/Work• Neighborhood Shopfront• Civic Building			<ul style="list-style-type: none">• Accessory Dwelling• Townhouse• Apartment• Live/Work• Mixed Use Shopfront• Civic Building		
Building Standards	BUILDING STANDARDS			BUILDING STANDARDS		
	Principle Building Height	3 stories max.	50 ft. max.	Building Height (Max.)*	5 stories	75 ft.
	Accessory Structure Height	N/A	24 ft. max.	Building Height (Min.)*	2 stories	24 ft.
				Ground Floor Elevation	2' min for ground floor residential	
Lot Standards	LOT			LOT		
	BUILDING TYPE	LOT AREA	LOT WIDTH 	BUILDING TYPE	LOT AREA	LOT WIDTH
	Cottage	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.	Townhouse	1,500 sq. ft. min.	15 ft. min.
	Duplex	4,500 sq. ft. min.	40 ft. min./ 120 ft. max.	Apartment Building	2,000 sq. ft. min.	20 ft. min.
	Townhouse	1,500 sq. ft. min.	20 ft. min./ 120 ft. max.	Live/Work	1,100 sq. ft. min.	15 ft. min.
	Courtyard Housing	1,500 sq. ft. min.	15 ft. min./ 120 ft. max.	Mixed Use Shopfront	2,000 sq. ft. min.	20 ft. min.
	Apartment	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.	Civic Building	2,000 sq. ft. min.	20 ft. min.
	Live/Work	1,100 sq. ft. min.	15 ft. min./ 120 ft. max.			
	Neighborhood Shopfront	6,000 sq. ft. min.	60 ft. min./ 120 ft. max.			
	Civic Building	6,000 sq. ft. min.	50 ft. min.			
	All Lots 45 feet or less in width shall take vehicular access from a rear alley except Courtyard Housing.					

Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval of an alternate zoning change to Character District 4 (CD-4) which is more appropriate for the location.**