

**UMP-13-07**  
**37 DETACHED RESIDENTIAL UNITS**  
**573-591 Victoria Street**

***DEVELOPMENT CONCEPT***

The 99,128-square foot (2.28-acre) site is proposed to be developed with 37 detached townhouse style residential units. The site is located on the south side of Victoria Street at the intersection with Maple Street (Attachment 2) bounded by multiple family residential development to the east, west and south. The site has a General Plan land use designation of Medium Density Residential and a zoning classification of R2 MD (Multiple Family Residential – Medium Density) (Attachment 3). The proposed project includes the following plan models:

<b>Unit Type</b>	<b>No. of units</b>	<b>Unit Size</b>	<b>Number of Bedrooms</b>
Plan 1	8	1,625 SF	3 bedrooms
Plan 2	12	1,715 SF	2 bedrooms and den
Plan 3	7	1,769 SF	2 bedrooms and den
Plan 4	10	1,850 SF	3 bedrooms and den

**DEVELOPMENT FLEXIBILITY IN THE RESIDENTIAL OWNERSHIP URBAN PLAN**

The Mesa West Residential Ownership Urban Plan provides incentives for ownership housing by allowing deviations from development standards, subject to the approval of the Planning Commission. The applicant is requesting “development flexibility” from the City’s residential development standards (i.e. maximum density, maximum height and minimum open space) as described in the Urban Plan.

***DEVIATION FROM DEVELOPMENT STANDARDS***

The Mesa West Residential Ownership Urban Plan allows development flexibility in exchange for quality projects that meet the Urban Plan vision. In this case, the applicant is proposing a 37-unit residential tract that consolidates four parcels consistent with the vision of the urban plans. The final development plan requires approval by the Planning Commission. Council feedback is needed with regard to the following requested deviations:

- Second floor rear yard setback. A 20-foot rear yard setback is required for second floors. The proposed plan provides a minimum ten foot setback from the rear property line.
- Residential Design Guidelines. Maximum 80 percent second story to first story ratio recommended; 102 and 112 percent ratios are proposed. First floor to third floor ratio range from 112 to 125 percent.

**Parking and Access**

A minimum of 120 parking spaces are required for the 37 unit project; 129 parking spaces are provided. The proposed units are designed with a two-car or three-car garage for each unit depending on the plan type. A total of 82 total garage spaces (including eight extra tandem spaces) and 47 open parking spaces are proposed; however, the tandem spaces are not count toward the parking requirement. A minimum of 19 guest parking spaces are required; a total of 47 open parking spaces are provided throughout the development.

The proposed development has a common driveway that ranges from 26 feet wide to 36 feet wide, which is sufficient to provide a vehicular drive aisle and no on-street parking. The open parking spaces are not assigned and should be independently accessible to satisfy the guest parking requirement. Ingress and egress is provided from one access from Victoria Street.

## Traffic Evaluation

The Transportation Division completed a preliminary trip generation analysis to compare the proposed 37-unit project to existing conditions and General Plan conditions (full build out). The preliminary projections (354 daily trips) indicate that the proposed development would generate more trips compared to the existing residential land use designation and the potential build out under current zoning.

The average daily trips for the parcel assuming a density of 12 dwelling units per acre for a medium density residential project on the 2.28-acre site translates to 258 trips (average daily rate is 9.57 trips per dwelling unit). The overall average daily trips with the proposed project will increase compared to the maximum allowable build out for a medium density project pursuant to the current zoning and General Plan land use designation. Although further study is not required, the Transportation Division recommends evaluation of the potential impact to the intersection of Maple and Victoria Streets.

### Preliminary Trip Generation Analysis

Land use	Density/Intensity	AM	PM	Daily
Proposed Residential Tract	37 Units 16 DU/Acre	28	37	354
Existing Zoning (R2 MD)	27 Units 12 DU/Acre	20	27	258

## CONCLUSION

The Urban Plans allow development flexibility in exchange for quality projects which promote home ownership. In this case, the applicant is proposing a 37-unit detached residential development for homeownership. The proposed density is 16 dwelling units per acre on a site with a minimum lot size of one acre, consistent with the Mesa West Residential Ownership Urban Plan. If the screening is approved to proceed, the project is subject to approval of a master plan and tentative tract map by the Planning Commission.