

4-UNIT RESIDENTIAL DEVELOPMENT 2068 MAPLE AVENUE

DEVELOPMENT CONCEPT

The 10,260 square foot rectangular site is zoned R2-HD and has a General Plan land use designation of High Density Residential. The proposal includes four three-story units comprised of three two bedroom units and one three-bedroom unit at the rear. All the units have the same footprint and include 1,531 square feet of living space divided into second floor living and dining areas and third level bedrooms. A roof deck is proposed for all units that covers approximately 50 percent of the footprint of the building.

The site is currently vacant and includes a drive approach on the south side. The applicant is proposing to provide a new driveway approach on the north side of the site to allow a 27-foot separation from the three-story units to the north of the site. The units are aligned with the southerly property line with a seven-foot setback.

Parking

Unlike a residential common-interest development where four parking spaces per unit are required, the required parking for the four-unit small lot subdivision or one lot subdivision is calculated based on the number of bedrooms. Units with two bedrooms are required three parking spaces and the three bedroom unit is required four spaces. The proposed units each include a two-car garage. The site plan provided five open parking spaces in between the units and at the rear of the site. This configuration meets the parking requirements.

Open Space

The R2-HD zone requires a minimum of 40 percent open space. The proposal provides approximately 45 percent of open space including 30.9 percent at ground level and 14 percent at balconies and upper decks. The project will be subject to payment of park in lieu fees of \$13,572 per unit for detached products. In comparison, the project at 2070 Maple Avenue provided 30 percent open space at ground level. Each unit will include a small private open space at the ground floor which are approximately 260 square feet in area with a minimum dimension of 7 feet.

DEVELOPMENT FLEXIBILITY IN URBAN PLANS

The Urban Plans provide 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 Urban Plan standards.

DEVIATION FROM DEVELOPMENT STANDARDS

The Urban Plans allow development flexibility in exchange for quality projects that meet the Urban Plan vision. The applicant is proposing four residential units for ownership consistent with the vision of the urban plans. This development ties into the recently approved project on the north of the site. The final development plan requires approval by the Planning Commission and would require compliance with the development standards.

- Minimum Lot Size: One acre required; 0.235-acre proposed

A subdivision request is not included with the proposal; however, the following is a comparison of standards if the project is subdivided as a common interest development vs. a small lot subdivision:

Standard	Proposed	Common Interest Development	Small Lot Subdivision
Rear yard setback	12 feet	20 feet	10 feet
Minimum lot size	Not provided	3,000 SF	N/A
Average lot size	2,565 SF	3,500 SF	N/A
Open space	30.9%	40%	30%
Private open space	256 SF	400 SF	200 SF
Front setback	12 feet	20 feet	20 feet
Side yard setback	7 feet	5 feet	10 feet

Please note that if a subdivision in conformance with the Small Lot Subdivision Ordinance is requested, adequate open space, private open space and rear setback would be provided. There is no minimum or average lot size requirement; therefore, the project will be in conformance with subdivision and master plan standards with the exception of front yard, side yard and rear yard setbacks.

As envisioned by the urban plans, a residential development would be compatible with the residential mix of high and medium density of the neighboring properties. Since there is adequate separation from the units to the north of the site, shade and shadow impacts will also be minimized.

MERITS OF THE URBAN PLAN SCREENING REQUEST

Following is a summary of the merits of the proposed project at this location:

1. Project meets the following objectives of the Mesa West Bluffs Urban Plan:
 - Stimulate improvement in the Mesa West Residential Urban Plan area through well-designed and integrated residential development that is nontraditional in form and design with flexible open floor plans and which complements the surrounding existing development.
 - Provide a new detached vertical housing type including upper decks to appeal to a diverse residential population.
 - Encourage the design and development of urban residential structures reflecting the urban character envisioned in the urban plans.

2. Project location is appropriate for the proposed land use. The project site is adjacent to a 6-unit three story development currently under construction. The adjacent property was approved with a deviation from side and rear yard setbacks and front landscape requirements. The urban plans envisioned that flexible development standards in this area such as the added height would stimulate development in this area which is mostly developed with 1950s structures.

3. Proposed Development is consistent with the objectives of the Zoning Code and Urban Plan. The proposed residential development is consistent with the goals and policies of the General Plan and development standards of the Mesa West Residential Ownership Urban Plans. The proposed development generally meets the setback requirements and development standards of the Zoning Code, Small Lot Subdivision Ordinance and the Mesa West Residential Ownership Urban Plan as it pertains to density, parking, open space, and vehicular circulation.