

GPS -16-02 – 1974 Charle Street



GENERAL PLAN SCREENING REQUEST

The proposed project consists of a General Plan Amendment to change the land use designation of the 0.471-acre property from General Commercial (GC) to High Density Residential (HDR) to allow the development of a 6-unit detached small lot subdivision development on the property.

TRAFFIC EVALUATION

Vehicular access to the site is currently from Charle Street. The proposed development will provide additional easement to an existing alley so that access to each dwelling unit will be from this alley. Based on the 6-unit project proposed, it is anticipated that the project will result in a decrease in the number of AM peak hour trips (8 fewer trips) and PM peak hour trips (47 fewer trips).

General Plan Land Use Designation	Development Description	Units	AM Peak Hr Trips	PM Peak Hr Trips	Total Avg. Daily Trips
Existing General Commercial	Currently exceeds General Plan Buildout	8,400 TSF	13	53	570
High Density Residential (HDR) Proposed	Detached Single Family Dwelling – 6 Dwelling Units Proposed (Meets General Plan Buildout)	6 SFD	5	6	57

PROJECT COMPLIES WITH GOALS OF THE GENERAL PLAN

- General Plan Land Use Objective LU-1A:** *Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.* This project decreases trip and increases the variety of dwelling unit’s types on Charle Street.
- General Plan Land Use Objective LU-1A.4:** *Strongly encourage the development of ... owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities.* Amendment is for a proposed single family detached residential development which will increase the housing stock which is more attractive to potential future residents.