**Staff Analysis Consistency - Land Use and Public Policies**

**Reviewer Name:** Alberto Gonzalez

**Case #:** 2015-026

**Current and Proposed Zoning:** R-5, Residential Single-Family to; UR-2(CD), Urban Residential, Conditional

**Location:** McClintock Road and St. Julien Street

**Review based on site plan dated:** December 19, 2014

**Summary of Petition/Proposed Land Use**

* To allow the development of 12 single family units.

**Current Adopted Land Use Policy and GDP (if applicable)**

* The *Central District Plan* (1993) adopted land use for this site is single-family up to 4DUA, as well as office for one of the parcels on McClintock Rd. (2145 McClintock Rd.).
* The petition meets the General Development Policies (GDP) for the density requested, as illustrated in the table below (Design points however, are contingent on the site plan meeting the design guidelines):

Machine generated alternative text: GDP Assessment Summary for 12901212
Total Score 14 Potential Density: overl7dua agonzalezWednesday, January14, 2015
A .
ssessmen rlerla
>4up6
dua
>6upta8
dua
>8uptl2
dua
>l2uptoll
dua
Overl7
dua
Meeting with Staff
7es=1No=0
1
Sewer and iAter Availability
CMUD=2;Privatet=1;No=0
2
Land Use Accessibility
High = 3; Medium =2; Low= 1
E
:onriectivity Analysis
High=5;MediumHigh=4
M edium = 3; Medium Low = 2; Low = 1
Road Netwrk Evaluation
Yes=1;No=0
O
Design Guidelines
Yes=1;No=0
4
Other Opportunities or Constraints
Comment (no points)
MinimumPointsNeeded
10
11
12
13
14
Land Use Components :onriectivity Components
114 mile 112 mile Complemenaty Land U ses Roadway Points 199
No No Public or Private Schools 00 student min.) Transit Points 200
No Yes Public or Private Recreation Center or Park
No Yes Retail Sidewelk Points 90
1429 2610 E mployment Concentration Bikewey Points 154
(es Yes Hospitals, Medical and/orDental Facilities
No Yes PlacesofWorship . . .
No Yes Postal Facility Total Connectivity Points 643
No Yes Public Library
. High = at least 2 complementary land uses within % mile
and at least 3 additional complementary land uses within ¼
mile
. Medium = 3 complementary land uses within ¼ mile
. Low = I complementary land use within ¼mile
• High = at least 600 points
• Medium-High = 500 to 599 pts
• Medium=400to499pts
• M edium_Low= 300 to 399 pts
• Low = less than 300 pts
Other Opportunities
C om ments:
Ado ted Land Use Info his site lls within the Central District Plan. The adopted future land is SF4
P . (Single Family<= 4 DUA)
All Parcel IDs: 12901212,12901211
t A private sewer system may be considered if the State has previously permitted the system, it has capacity to
serve the proposed development and it is built to CMUD standards. (Ifthe private sewer lines are offered for
donation to CM UD,the site may receive 2 points for this criteria.)
t* Ifa site does not pass the road network evaluation, it can still be considered for higher densitydevelopment
(but with no points given in the assessment for road network).

**Other Land Use Considerations**

* The parcels on the north side of McClintock Rd. are adjacent to the Plaza-Midwood Pedestrian Overlay District. The site on the south side of McClintock is one parcel over from the Pedestrian Overlay District.

**Plan Consistency**

* The petition to rezone from R-5, Residential Single Family to UR-2(CD) is consistent with the single family land use as per the *Central District Plan* (1993). The increase in density from 4 DUA can be considered after applying the General Development Policies (GDP). The revised site plan with single family units appears to be in context with the surrounding single-family neighborhood.