

# General Plan Amendment

## McLaughlin at Candia



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# Land Use Proposal

- Propose changing density to 8-16 DU/AC from 8 DU/AC
  - Preliminary design review with Staff
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# Example of Smart Growth

- Classic example of urban infill project
  - Smart Growth Policy encourages infill sites to be built to highest density possible while preserving the character of the neighborhood
  - Opportunities for new home buyers
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# Removes Blighted Area



# Encroachment Into Street



# Inconsistencies in Sidewalks



# Dangerous Parking Conditions for Large Lots



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# Compatibility with Neighborhood

- Preliminary design provides for transitioning
  - Commonly seen throughout The City of San Jose
  - NW corner of Lucretia and Phelan in District 7
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# Consequences of Denial

- Smart Growth opportunity will pass
  - Currently all three lot owners are in cooperation, unlikely to happen again
  - Separate development of each parcel diminishes design opportunities
  - Traffic problems in the neighborhood and Temple parking issues will remain
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# Conclusion

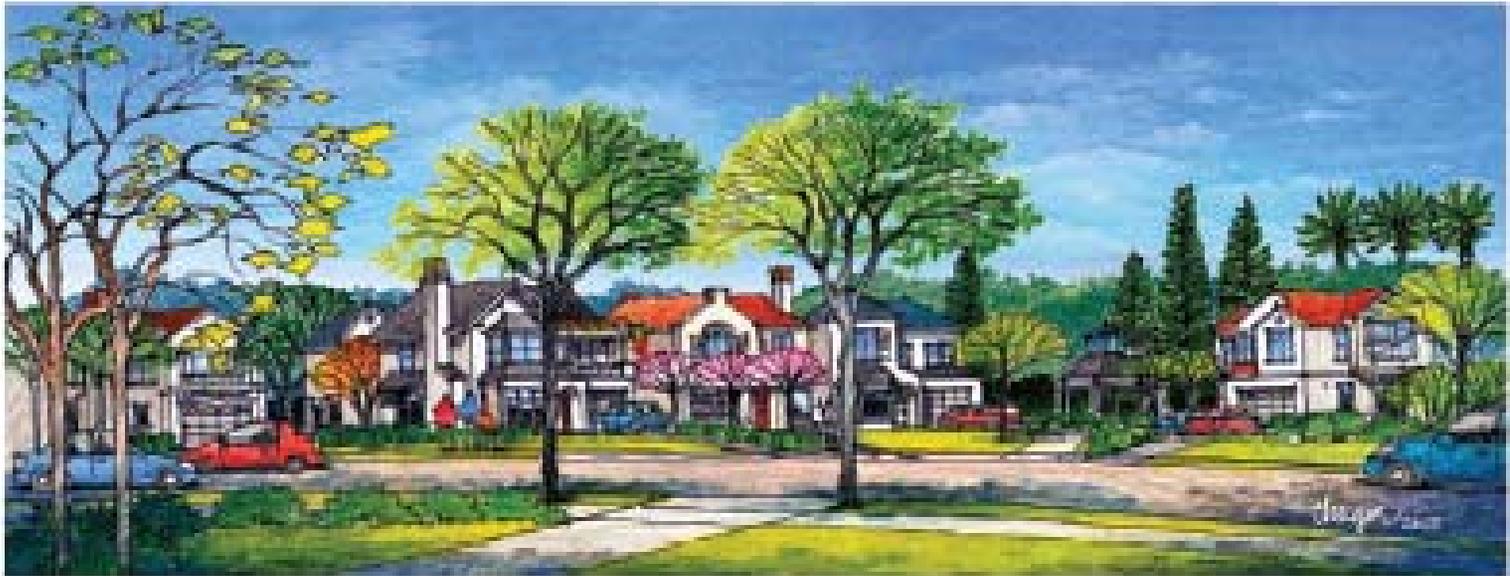
- This opportunity for a cohesive design may never be available again
  - With approval we will work with the Temple to resolve parking issues through innovative design and land contribution
  - We ask for your approval
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# Conceptual Site Plan



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# Architectural Rendering



VIEW FROM LOOMIS DRIVE

designer

# Architectural Rendering



VIEW FROM McLAUGHLIN AVENUE