

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: April 28, 2004

COUNCIL DISTRICT: 5

SUBJECT: PDC03-082, A PLANNED DEVELOPMENT REZONING LOCATED AT THE SOUTH SIDE OF MCKEE ROAD, APPROXIMATELY 200 FEET NORTHEASTERLY OF NORTH CAPITOL AVENUE.

SUPPLEMENTAL MEMO

Please refer to the attached revised Development Standards. The Development Standards were revised to provide additional clarification for the McKee Road setback. The original Development Standards reflect a 23-foot setback from the existing property line. However, the developer will be required to provide a dedication to align with the existing right-of-way. When McKee Road is widened to its final width, the project will have a 13-foot setback from the building to the front property line. The Development Standards have been revised to reflect the final location of the property line after the dedication. Staff believes that this setback is also consistent with the RDG in that it is comparable to the setbacks of the adjacent residential and commercial buildings along McKee Road and the projected urban character of the area. Staff will work with the applicant at the Planned Development Permit stage to ensure that the setback area is appropriately designed and landscaped.

STEPHEN M. HAASE
Secretary, Planning Commission

c: Core Development. Attn: Chris Neale. 470 S. Market Street. San Jose, CA 95113.
Manuel E. Russo. 2470 McKee Road. San Jose, CA 95127.

