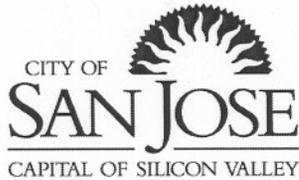


SUPPLEMENTAL

COUNCIL AGENDA: 06-28-05
ITEM: 2.2(g)



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: June 27, 2005

Approved

Date

June 28, 2005

SUPPLEMENTAL

COUNCIL DISTRICT: 10

SUBJECT: PDC04-064. CONFORMING PLANNED DEVELOPMENT REZONING FROM A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW 32 SINGLE-FAMILY ATTACHED RESIDENTIAL UNITS ON A 1.65-ACRE SITE LOCATED AT THE NORTHEAST CORNER OF ALMADEN EXPRESSWAY AND COLEMAN ROAD

REASON FOR SUPPLEMENTAL

The City Council directed staff to return at the Second Reading of the Rezoning ordinance on the ability to modify the site plan to accommodate a larger setback to Guadalupe Creek.

RECOMMENDATION

Approval of the final adoption of ORD. NO. 27484 – rezoning certain real property situated at the northeast corner of Almaden Expressway and Coleman Road to A(PD) Planned Development Zoning District. PDC04-064 incorporating a modified site plan with a minimum setback of 30 feet to Guadalupe Creek and relocate the two handicap parking spaces to increase the overall riparian setback.

HONORABLE MAYOR AND CITY COUNCIL

June 27, 2005

Subject: PDC04-064

Page 2

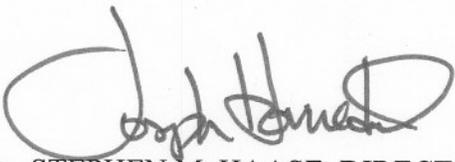
BACKGROUND

The City Council directed staff to return at the Second Reading of the Rezoning ordinance on the ability to modify the site plan to accommodate a larger setback to Guadalupe Creek.

ANALYSIS

Staff and the applicant have looked at a number of options, prior to, and since the Council meeting. As noted in the original staff report, the number of constraints for this site is challenging and as one issue is resolved, another is created. For this latest review to increase the setback to Guadalupe Creek, the ripple impacts included grading, trail interface, utility design and Fire access.

The applicant has prepared one option that seems to have the greatest level of success that increases the setback to the creek, avoids the need to complete a property swap with the Water District and does not reduce the number of units in the project. A site plan with comments showing where the site plan has changed is attached. The revised plan includes a minimum setback of 30 to Guadalupe Creek, an increase from 22 feet. It also is being modified to relocate the two handicap parking spaces adjacent to the creek to another portion of the site to increase the overall riparian setback.


STEPHEN M. HAASE, DIRECTOR
Planning, Building and Code Enforcement

Attachment