

Oracle Boulevard Townhomes Development Project

CPC MPA 05-00278-A4MN17,
CPC ZC 17-00098 & CPC CP 17-00099

October 24, 2017

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Vicinity Map



Previous Actions



City Council:

- City Council previously took action on these properties as part of an Annexation request in August 1985.

Planning Commission:

- At their meeting held on September 21, 2017 the Planning Commission unanimously approved these items on the consent calendar.

General Information



Site Details:

- 7 acres / 304,920 square feet
- Zoned OC/cr (Office Complex with Conditions of Record)
- Part of the Northgate Master Plan – Office-Industrial Park/Research & Dev.
- Vacant, but has already been over-lot graded. The property slopes down from the northeast to southwest.

Public Notification and Involvement:

- Public notice was mailed to 141 property owners, on two occasions: during the internal review stage and prior to the Planning Commission meeting
- The site was also posted on those two occasions along Oracle Boulevard and Sybilla Lane

Applications



CPC MPA 05-00278-A4MN17 – MINOR MASTER PLAN AMENDMENT

Northgate Master Plan minor master plan amendment for 7 acres of land, which will change the land use designation from I/O (Office-Industrial Park/Research & Development) to MF (Multi-Family).

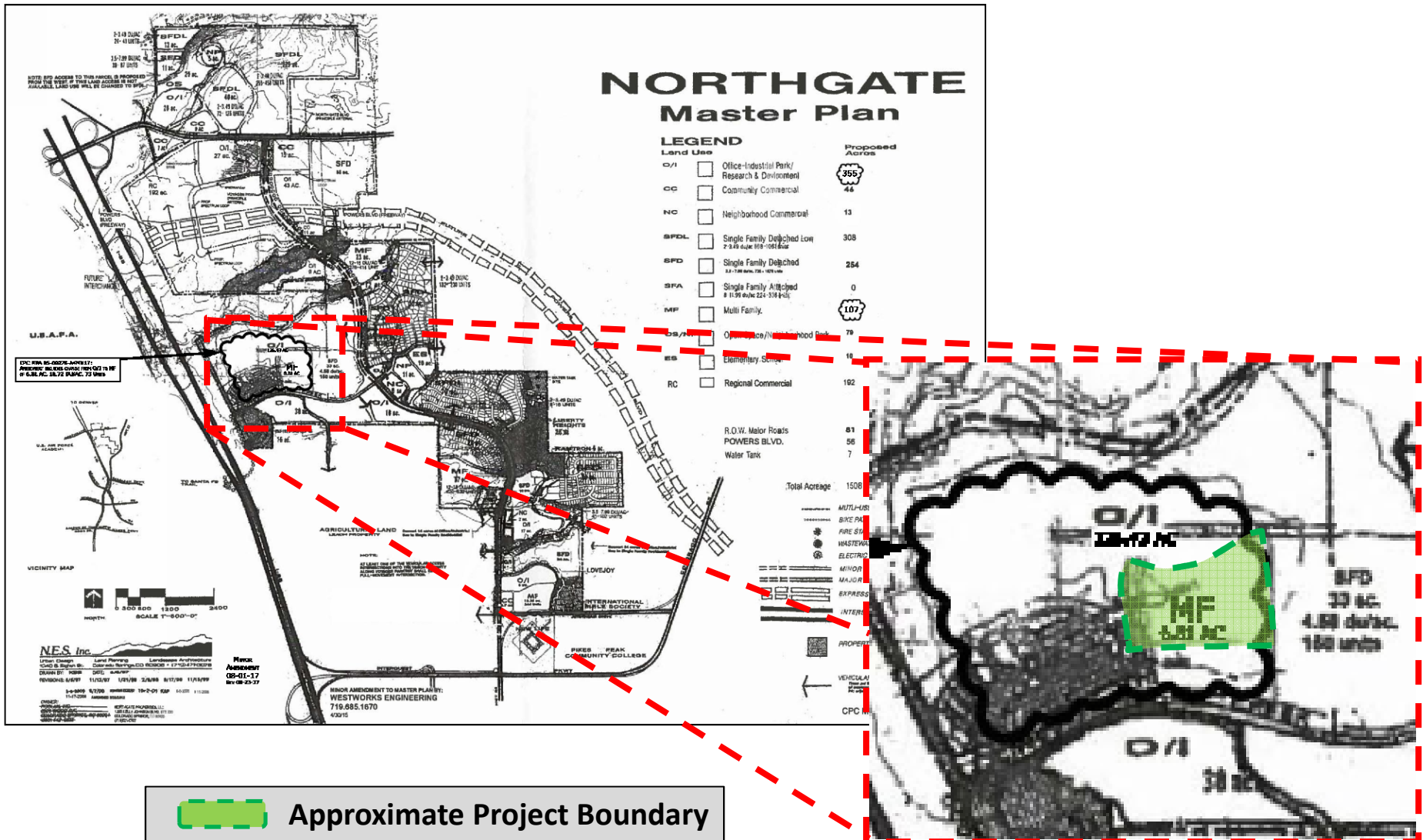
CPC ZC 17-00098 – CHANGE OF ZONING TO OC

Oracle Boulevard Townhomes zone change, rezoning 7 acres of land from OC/cr (Office Complex with Conditions of Record) to OC (Office Complex).

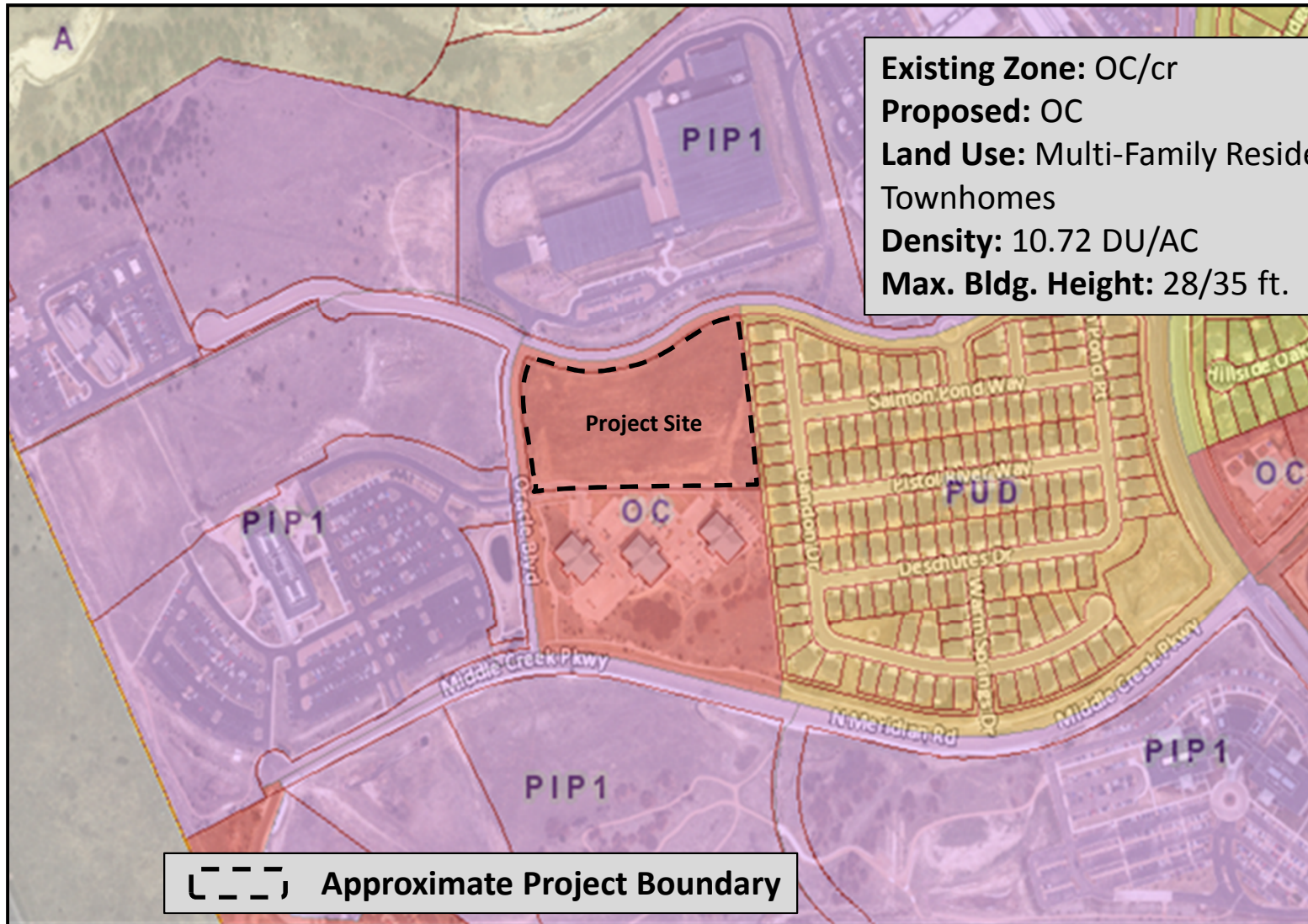
CPC CP 17-00099 – CONCEPT PLAN

Oracle Boulevard Townhomes concept plan for 7 acres of land to be developed with a multi-family residential consisting of 73 townhome units and associated site improvements.


Minor Master Plan Amendment



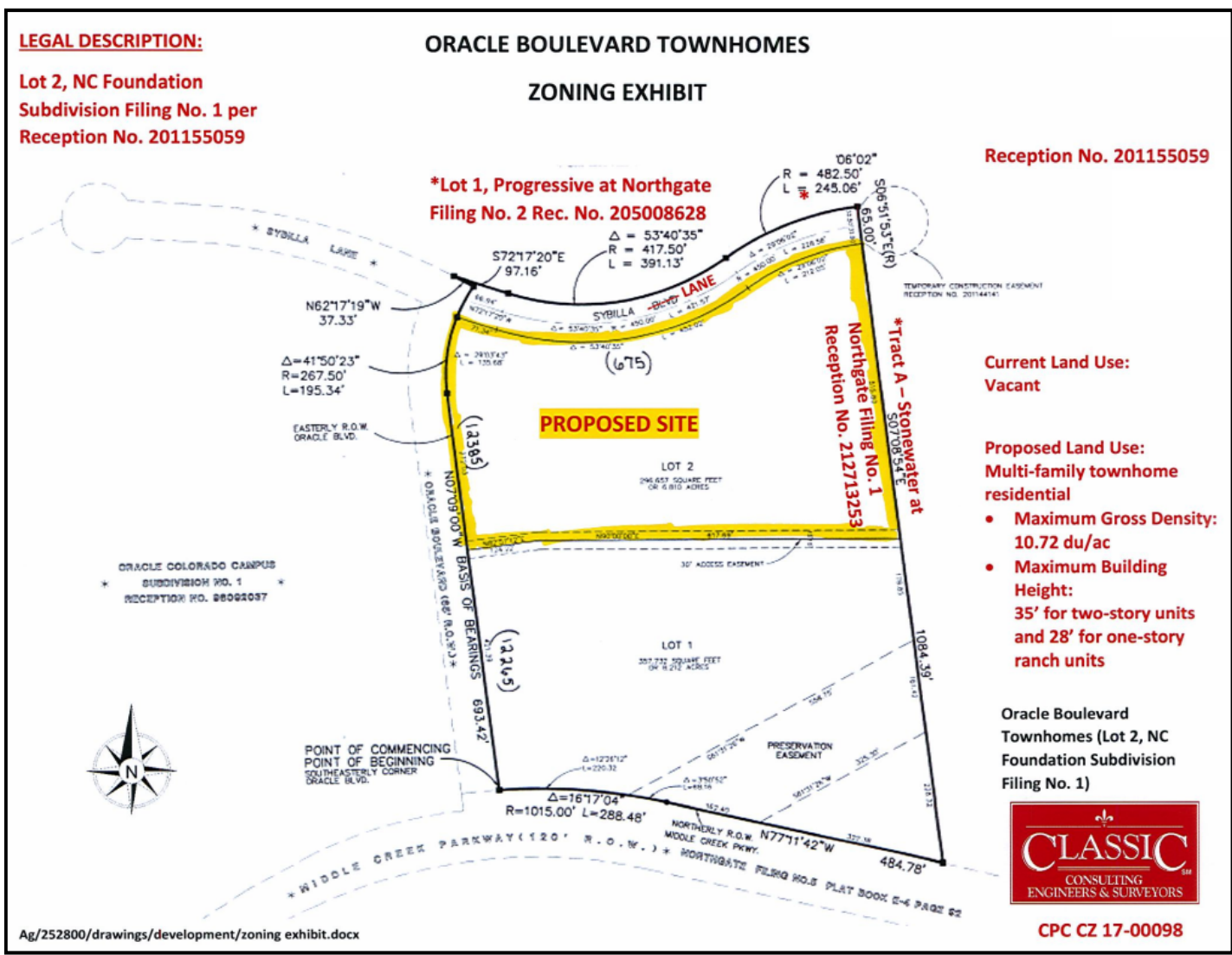
Zone Change



Existing Zone: OC/cr
Proposed: OC
Land Use: Multi-Family Residential -
Townhomes
Density: 10.72 DU/AC
Max. Bldg. Height: 28/35 ft.

 Approximate Project Boundary

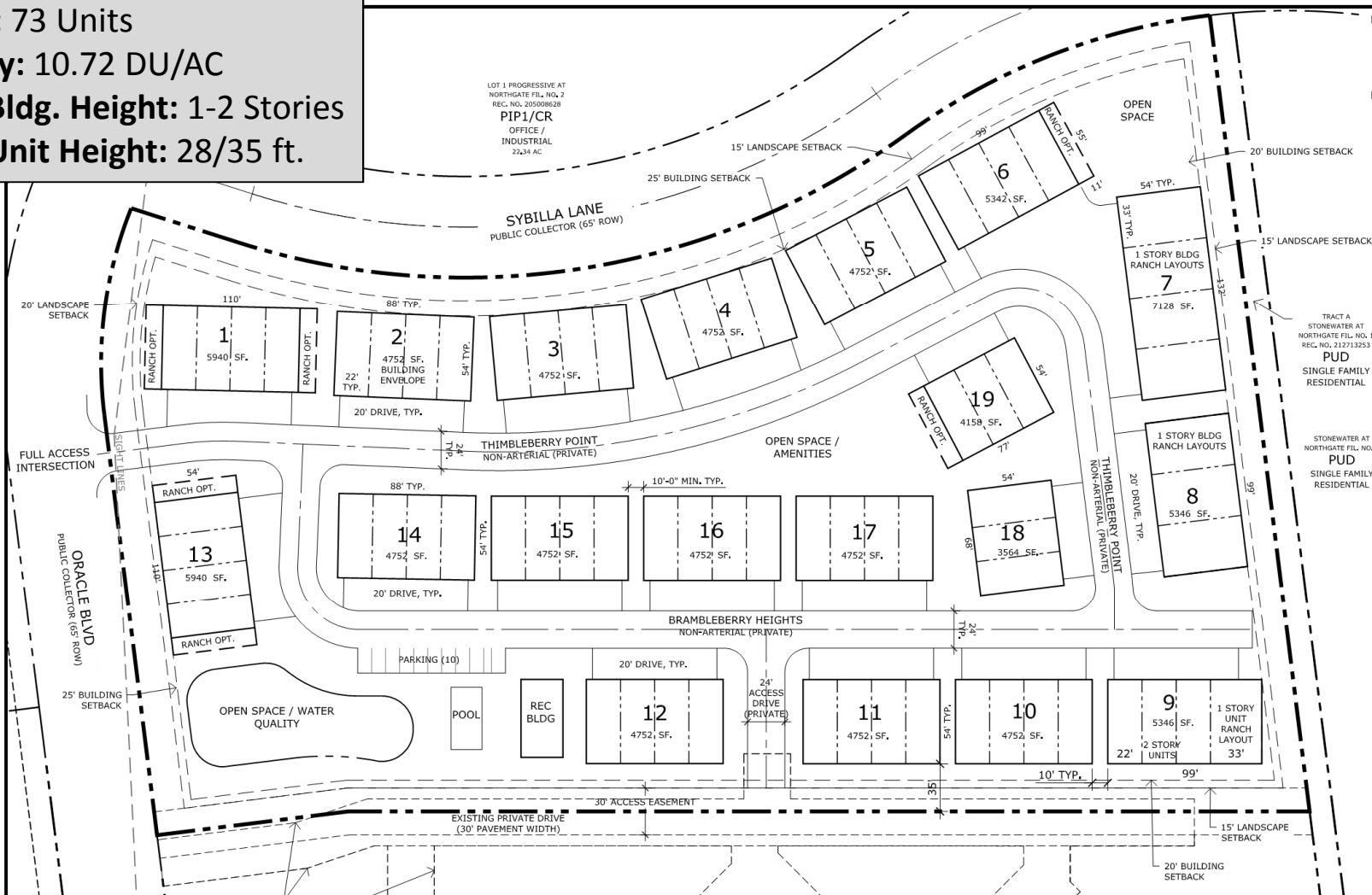
Zone Change



Concept Plan



Unit #: 73 Units
Density: 10.72 DU/AC
Max. Bldg. Height: 1-2 Stories
Max. Unit Height: 28/35 ft.



Recommendations



CPC MPA 05-00278-A4MN17 – MINOR MASTER PLAN AMENDMENT

Approve the minor master plan amendment for the Northgate Master Plan, based upon findings that the amendment request meets the review criteria for granting a master plan as set forth in City Code Section 7.5.408.

CPC ZC 17-00098 – CHANGE OF ZONING TO OC

Adopt an ordinance changing the zone of 7 acres from (OC/cr) Office Complex with Conditions of Record to (OC) Office Complex, based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603.

CPC CP 17-00099 – CONCEPT PLAN

Approve the concept plan for the Oracle Boulevard Townhomes project, based upon the findings that the concept plan meets the review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E).