Project Statement Oracle Blvd. Townhomes

June 2017

<u>Site Location</u>: The proposed Oracle Blvd. Townhomes are located on a 6.81 acre platted lot located at the southeast corner of Oracle Boulevard and Sybilla Lane. The site is bounded on the east be single family homes; on the north and south by office use; and on the west by a vacant lot.

<u>Request</u>: This application is a request to remove a Condition of Record that restricts the use of the property to office use. The property is zoned OC, which, absent the Condition of Record would permit the proposed use of townhomes.

<u>Access</u>: Proposed access to the site will be from a private drive off of Oracle Boulevard. An internal loop private drive will serve all of the proposed units.

<u>Concept Plan</u>: A Concept Plan for the site accompanies the application. The site plan depicts 19 buildings each with four attached units. The majority of the units are two stories in height. A height maximum of 35 feet is proposed. Units that are adjacent to existing single family units to the east are one story in height (9 units). Other site features include a recreation building with a pool; guest parking; a dog walk area; and stormwater/water quality open space.

The site slopes down from east to west. First floor elevations of proposed buildings will be below those of adjacent single family homes. Perimeter buffers will be landscaped per City Code.

<u>Justification</u>: The proposed use is transitional in nature from adjacent single family use to office use. Proposed density is approximately 11 units per acre. The original plan for the Northgate Software Park did not envision residential uses. This concept has changed over time as the city has promoted a mix of uses to promote a live/work environment as evidenced by the recent development of the adjacent single family homes.

<u>Review Criteria</u>:
1. Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development? *No. This use is compatible with residential use to the east and to office use to the south, west and north.*

2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site? *Yes. The proposed density is transitional in nature between single family residential to the east and office uses. Setbacks and internal open space areas create adequate offsets to density.*

FIGURE 3

3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community? *Yes. Bulk issues are addressed by requirement for one story buildings adjacent to single family homes. Landscape, setbacks and buffers meet city code requirements.*

4. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site? *Access has been restricted based on citizen comments at a pre-application meeting to minimize impacts. Internal circulation – a loop private drive – results from this request.*

5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities? *No. This is an infill project. Facilities are in place to service it.*

6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods? *Yes. This project is designed to transition from office to single family. IT will remove the unknown of vacant land use adjacent to existing uses.*

7. Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities? *Yes. The intent of this proposal is to create transition and compatibility.*

8. Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan? *Yes.*

FIGURE 3