



ATTACHMENTS A – C

VICINITY MAP

REQUESTED ENTITLEMENTS

SITE AND PROJECT CHARACTERISTICS

**VICINITY MAP
ATTACHMENT A**



REQUESTED ENTITLEMENTS ATTACHMENT B

1. General Plan Amendment (GPA22-0003)
A General Plan Amendment for a land use change of 2.51 acres/project site from Mixed Use 3 (MU 3) to Mixed Use 2 (MU 2).
2. Rezone (R22-0003)
A Rezone of 2.51 acres/project site from Mixed Use 3 (MU-3) to Mixed Use 2 (MU-2).
3. Site Development Plan (SDP22-0007)
A Site Development Plan to address the design of a mixed-use project including site plan, grading, landscaping, floor plans, and architectural elevations for 119 apartments and 4,000 square feet of commercial space.

SITE AND PROJECT CHARACTERISTICS ATTACHMENT C

Property	Existing Land use	Zoning	General Plan Designation
Subject	Vacant	Mixed Use 3 (MU-3)	MU3 (Non-Residential)
North	Vacant/Single-Family Homes	Mixed Use 1 (MU11) / Residential 1 (R-1-7.5)	MU1 (20.0-30.0 du/ac) LDR (4.1-8.0 du/ac)
South	Commercial Uses / Mobile Home Park	Business Park (B-P) / Residential Mobile Home Park (R-MHP)	BP (Business Park) / LMDR (8.1-12.0 du/ac)
East	Commercial Uses	Mixed Use 3 (MU-3)	MU3 (Non-Residential)
West	Liquor Store/Vacant	Mixed Use 3 (MU-3)	MU3 (Non-Residential)

ITEM	YES	NO
Flood Hazard Zone		X
Sewers	X	X
Septic		X
Water	X	
Gen. Plan Conformance	X*	
Land Use Compatibility	X*	
*With approval of a General Plan Amendment (GPA) and Rezone (R)		