



DATE: May 14, 2019

CATEGORY: Consent

DEPT.: Community Development

TITLE: **New Residential Development at 525, 531, 555, 565, 569, and 769 East Evelyn Avenue (Second Reading)**

RECOMMENDATION

1. Adopt an Ordinance Approving a Zoning Text Amendment to the R4 (High-Density) Section of the Zoning Ordinance, to be read in title only, further reading waived (Attachment 1 to the Council report). (First reading: 7-0)
2. Adopt an Ordinance Approving a Zoning Map Amendment for the Properties Located at 525, 531, 555, 565, 569, and 769 East Evelyn Avenue from the P-30 (Sylvan-Dale) Precise Plan and R3-2.2 (Multiple-Family Residential) District to the R4 (High-Density Residential) District, to be read in title only, further reading waived (Attachment 2 to the Council report). (First reading: 7-0)

SUMMARY

On April 30, 2019, the City Council approved a project which includes a Zoning Text and Map Amendment to amend the R4 (High-Density) Section of the Zoning Ordinance to allow up to 80 dwelling units per acre and a Zoning Map Amendment to allow rezoning from the P-30 (Sylvan-Dale) Precise Plan and R3-2.2 (Multiple-Family Residential) District to the R4 (High-Density Residential) District, a Planned Community Permit and Development Review Permit to construct a 471-unit apartment complex with below-grade parking, relocate a wireless communications installation, and to dedicate a 0.68-acre public park, a Heritage Tree Removal Permit to remove 16 Heritage trees, and a Vesting Preliminary Parcel Map to reconfigure the existing lot lines.

The Council approved the project by a 7-0 vote. This is the second reading of the Ordinance approving the Text Amendment to the Zoning Ordinance (see Attachment 1) and the Zoning Map Amendment (see Attachment 2). If approved, the Zoning Text Amendment and Zoning Map Amendment will become effective on June 14, 2019.

FISCAL IMPACT – None.

PUBLIC NOTICING

Agenda posting. The ordinance was published at least two days prior to adoption in accordance with City Charter Section 522.

Prepared by:

Jeff Roche
Senior Planner

Stephanie Williams
Planning Manager/Zoning
Administrator

Approved by:

Audrey Seymour Ramberg
Assistant City Manager/
Chief Operating Officer

JR-SW/5/CAM
839-05-14-19CR
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Attachments: 1. Zoning Text Amendment Ordinance
2. Zoning Map Amendment Ordinance