

Attachment C
Applicant's Letter



March 4, 2013
Project No. 07054.12

TRACT 3A
CERTIFICATE OF SURVEY NO. 2063 AMENDED
ZONE CHANGE APPLICATION

INTRODUCTION

The attached Zone Change Application is being submitted on behalf of Stock Land Properties, Inc. for a proposed zone change from an average maximum density of 15 dwelling units per acre to an average maximum density of 20 dwelling units per acre, for a total of 400 dwelling units for Tract 3A of Certificate of Survey No. 2063 Amended. An exhibit identifying the subject parcels is attached to this application for reference.

The following information is provided to satisfy the supplemental information requirements for the Zone Change Application.

In what way is the proposal consistent with the goals and policies of the adopted growth policy?

The proposed zone change request is consistent with the land use element goals and objectives as it is consistent with the nature of the existing neighborhood and the type of uses allowed under the proposed zoning are compatible with adjacent uses. The proposed zone change may also encourage economic development by allowing more flexibility in land use.

Explain the need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land uses of the immediate area.

The need for the zone change is to allow for more flexibility and density in land use than is allowed under the existing zoning. The existing adjacent zoning and land uses consist of mixed land uses including multi-family residential, planned unit development and commercial land uses. The allowed land uses under the proposed zoning is consistent with the adjacent properties.