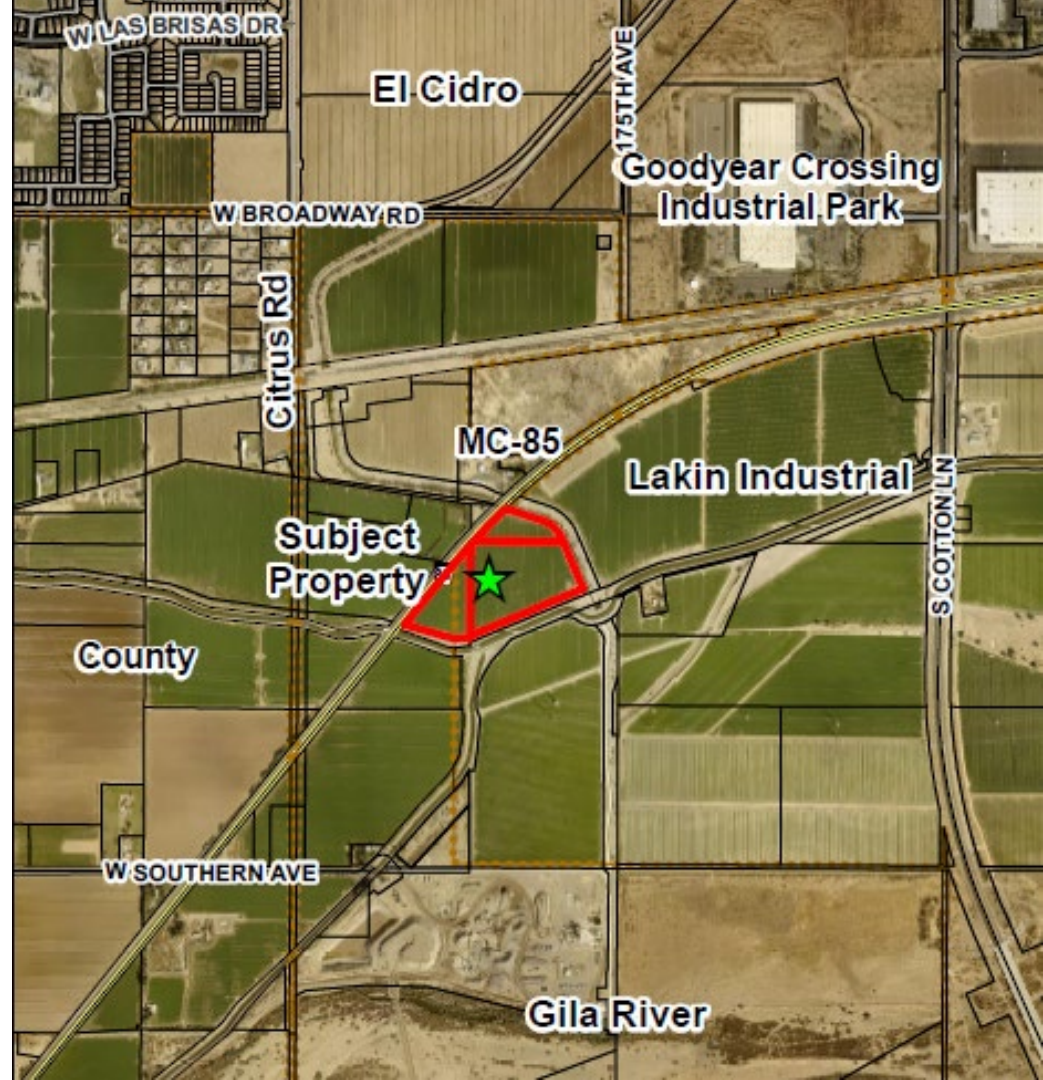
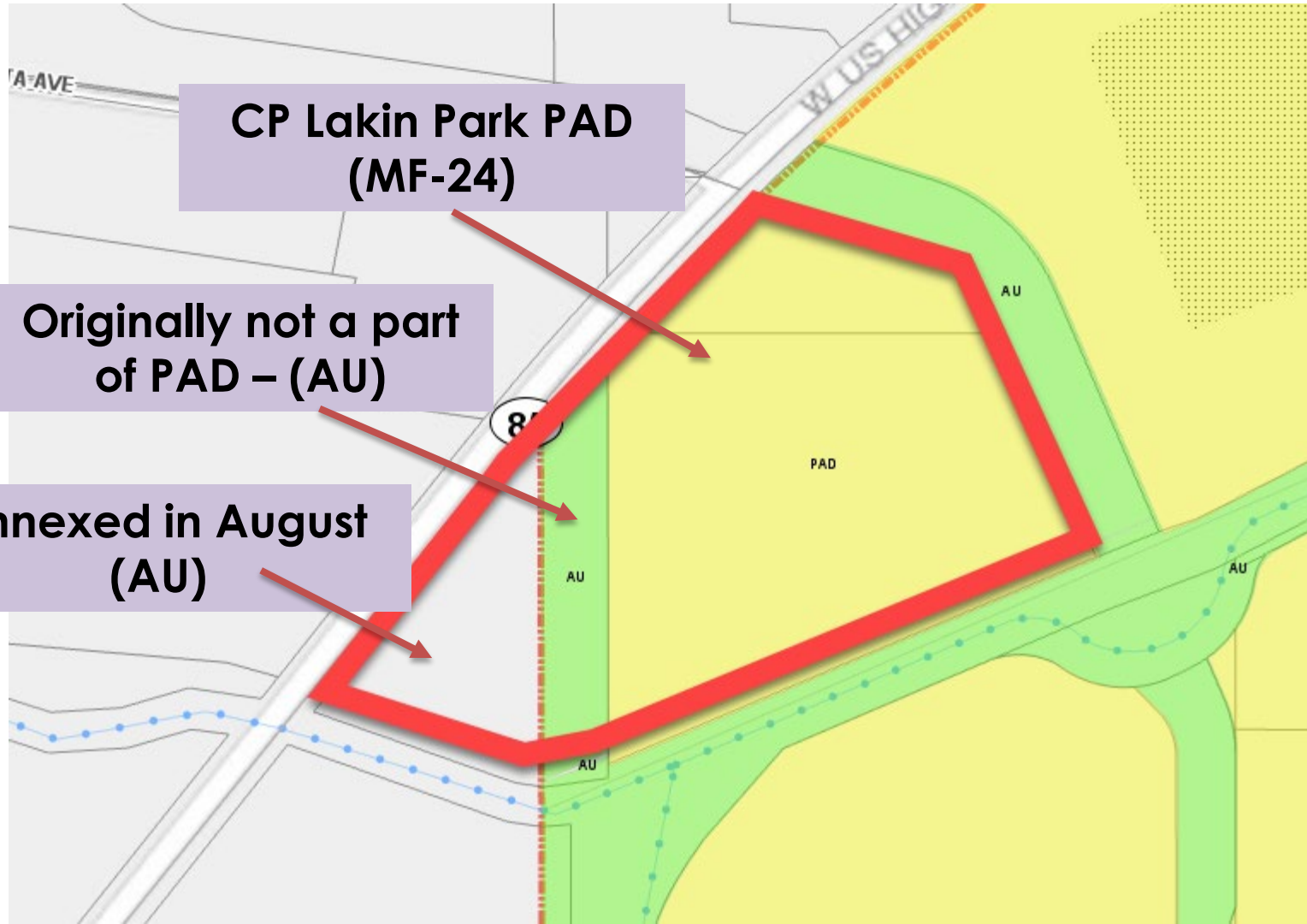




Lakin Park Bungalows PAD Rezone

Subject Property:
South of MC-85
West of Cotton Lane
~20 acres





**CP Lakin Park PAD
(MF-24)**

**Originally not a part
of PAD – (AU)**

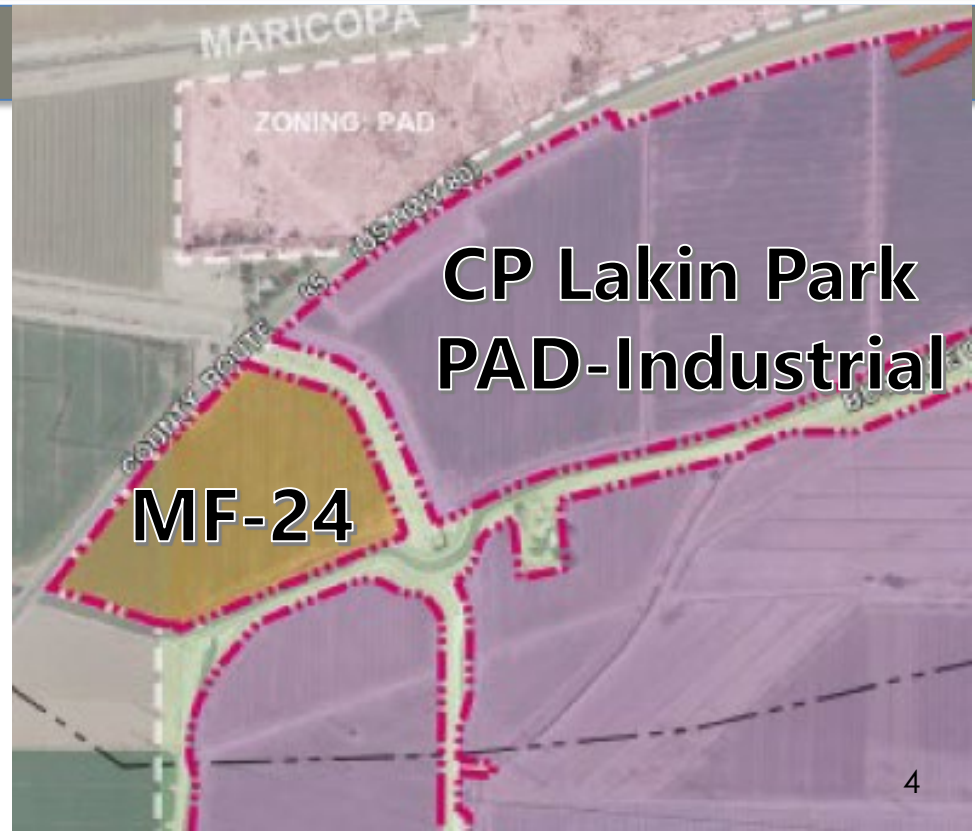
**Annexed in August
(AU)**

Request



LAKIN PARK BUNGALOWS PAD

- Rezone property to MF-24 with PAD Overlay.
- Consistent with what was approved with MF district in CP Lakin Park PAD (2019)



PAD Overlay



MF-24

- Allows single-family rentals
- Reduces rear yard setback from 30' to 20'

Conceptual Site Plan

SITE PLAN DATA

GROSS AC. 21.64 AC. OR 942,806 SQ. FT.
NET AC. 19.80 AC. OR 862,452 SQ. FT.

APN#: 502-49-007H
502-49-017E

EXISTING ZONING: AU & RU-43

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

TOTAL # OF UNITS:
1 BEDROOM UNITS: 66 (30%)
(20 1-STORY + 46 2-STORY + 82%)
2 BEDROOM UNITS: 111 (50%)
3 BEDROOM UNITS: 45 (20%)
(20 1-STORY + 44 2-STORY + 56%)
TOTAL UNITS: **222**

DENSITY (NET): 11.2 DU/AC

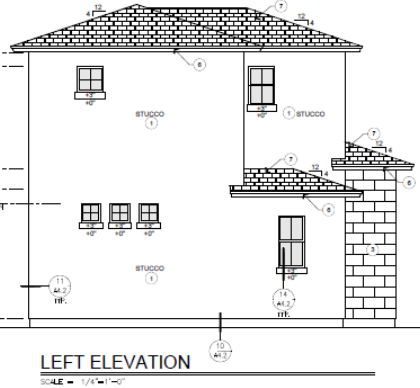
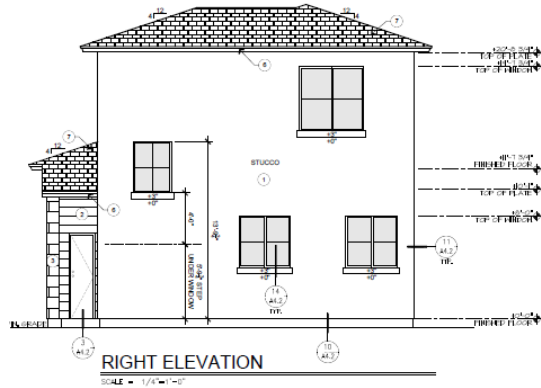
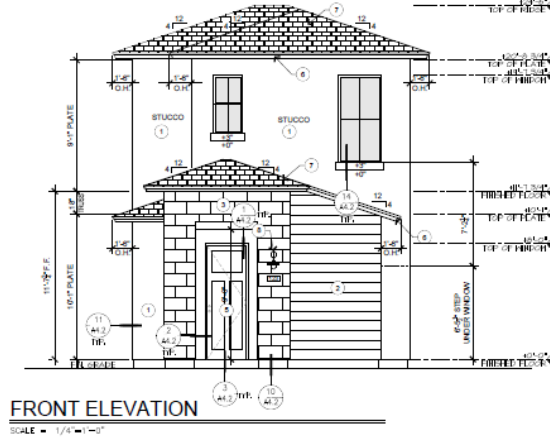
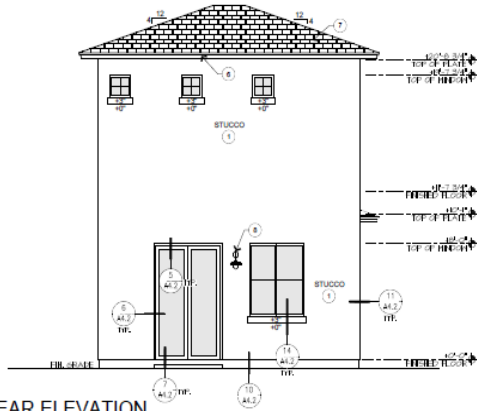
REQUIRED PARKING:
1 BED UNIT (1.5 SPACE PER UNIT) 99
2 BED UNIT (2 SPACES PER UNIT) 222
3 BED UNIT (2 SPACES PER UNIT) 90
TOTAL: **411**

PROVIDED PARKING:
462 SPACES TOTAL (1.1 SPACES PER BED)
INCL. 228 COVERED SPACES
INCL. 10 ACCESSIBLE SPACES

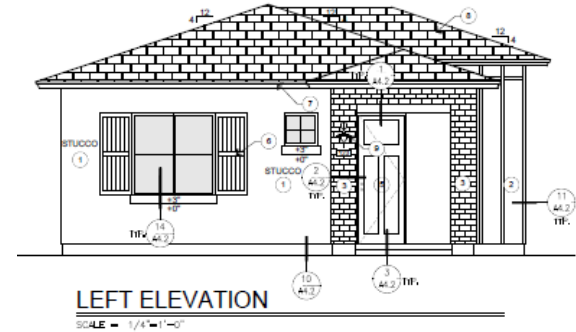
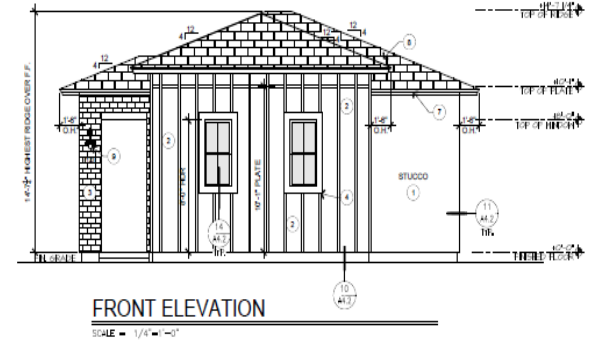


Conceptual Elevations – Ranch Style (1BR)

2-Story

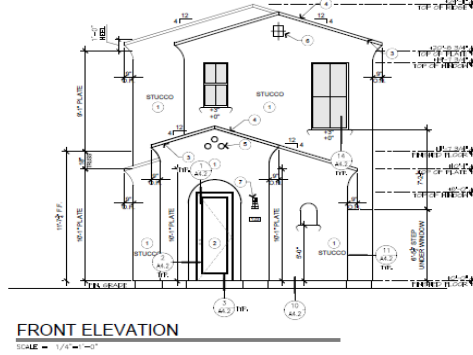
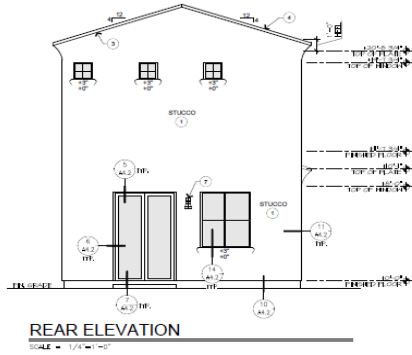


1-Story

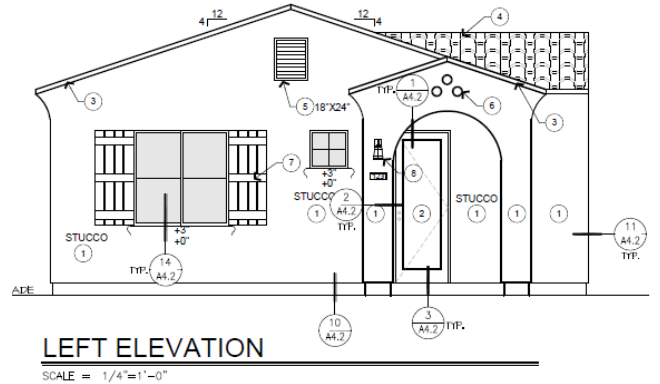
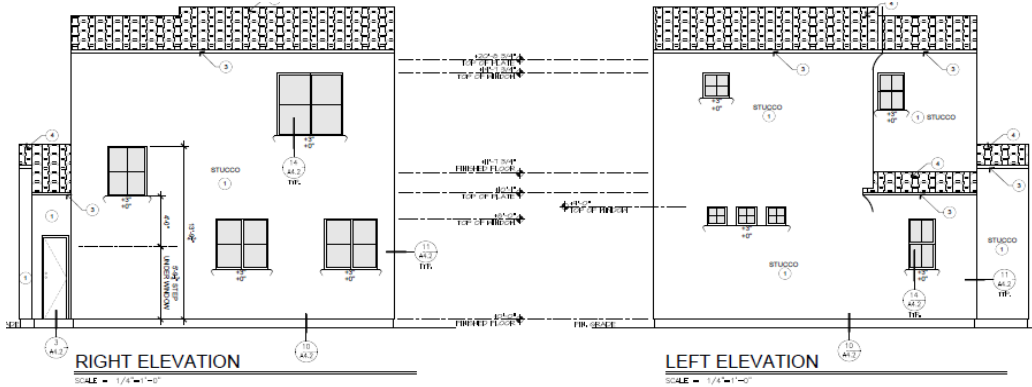
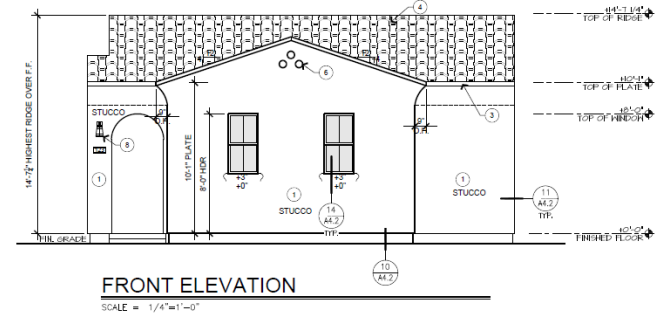


Conceptual Elevations – Spanish Style (1BR)

2-Story

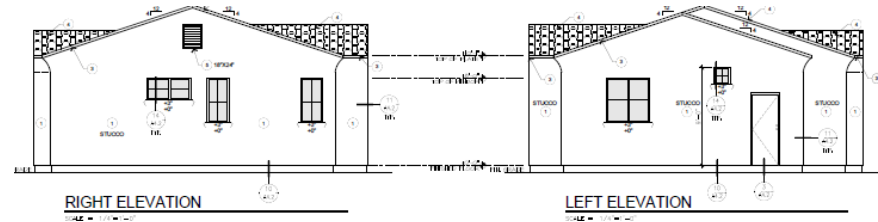
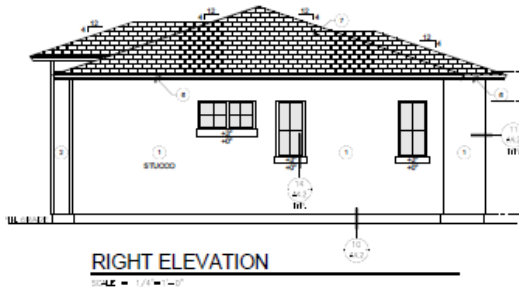
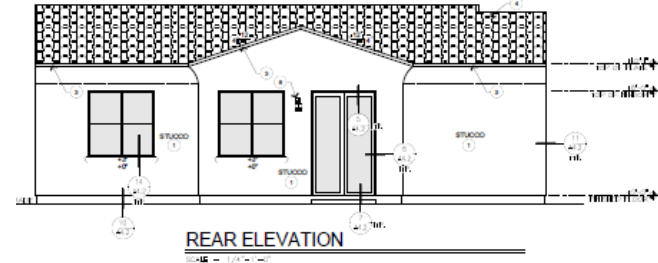
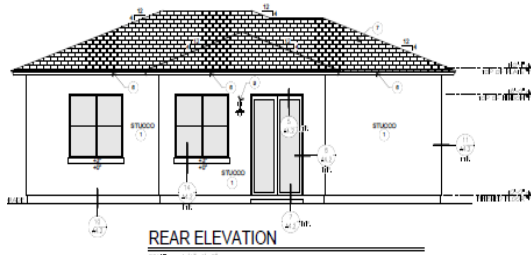
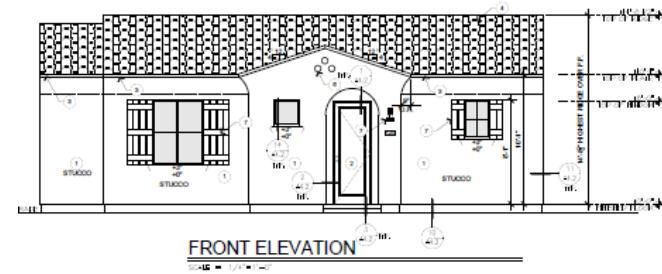
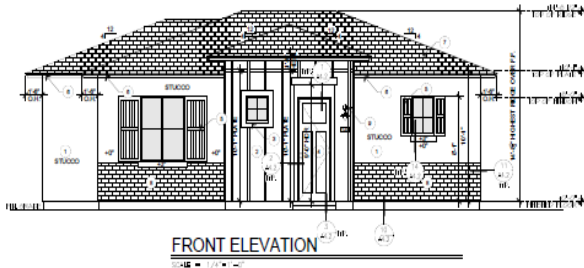


1-Story



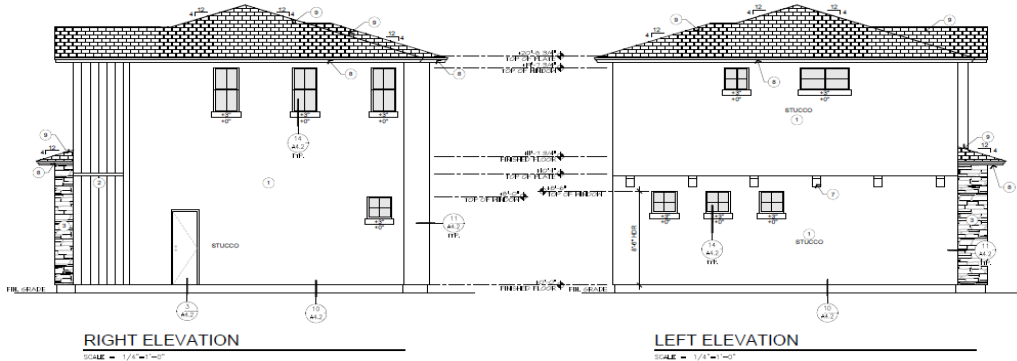
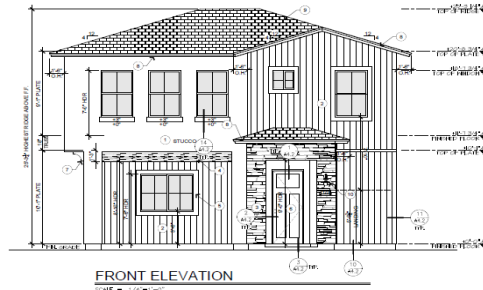
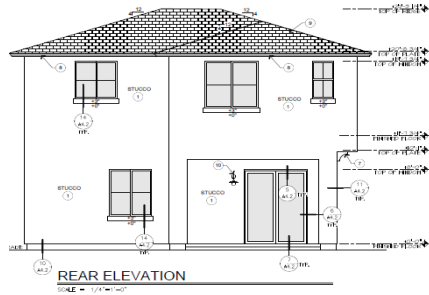
Conceptual Elevations – Ranch & Spanish (2BR)

1-Story
Only

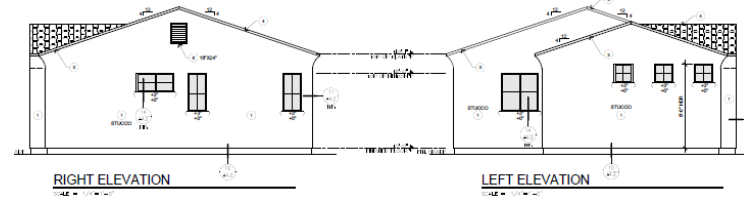
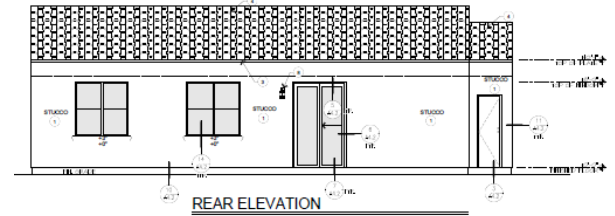
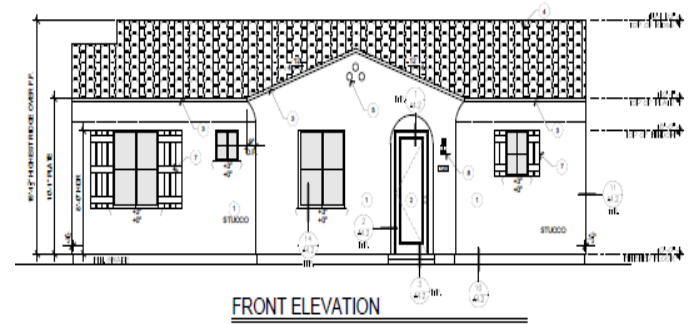


Conceptual Elevations – Ranch Style (3BR)

2-Story

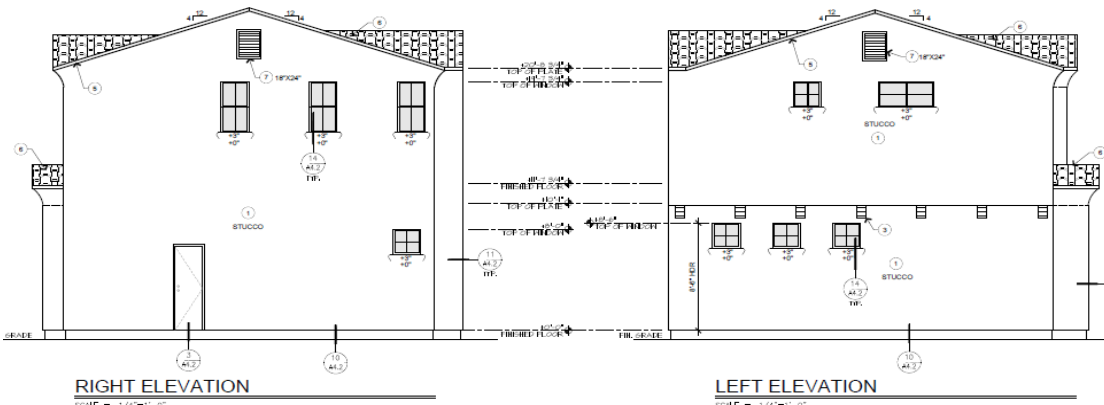
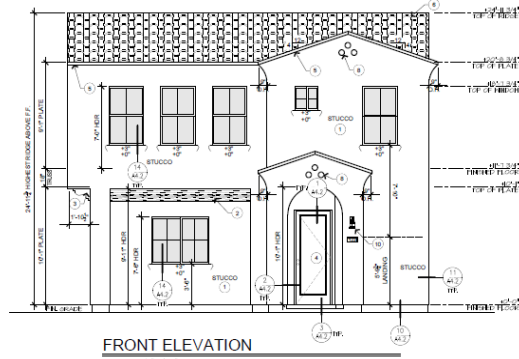
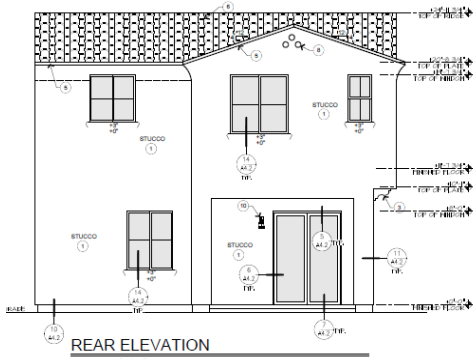


1-Story

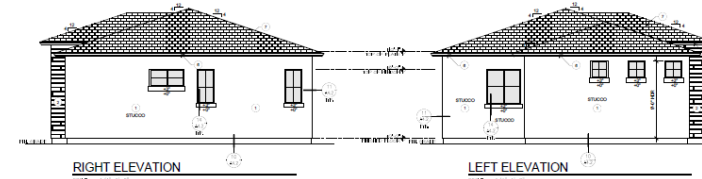
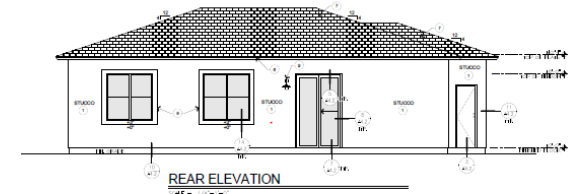
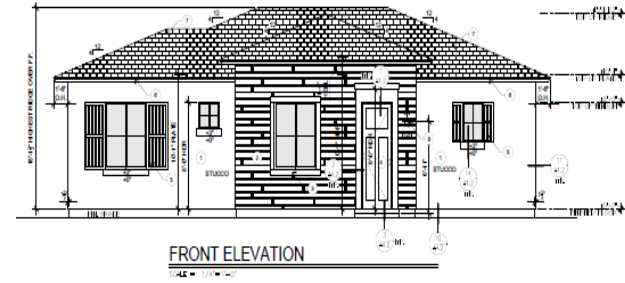


Conceptual Elevations – Spanish Style (3BR)

2-Story



1-Story



Public Comment



LAKIN PARK BUNGALOWS

- Alternative Citizen Review – no feedback received
- Planning & Zoning Commission hearing

Recommendation



LAKIN PARK BUNGALOWS

- Rezone request meets General Plan, Zoning Ordinance and Engineering Standards
- PZC recommended approval 9/15/2021

Questions?



