

Morgan Hill City Council

August 24, 2016

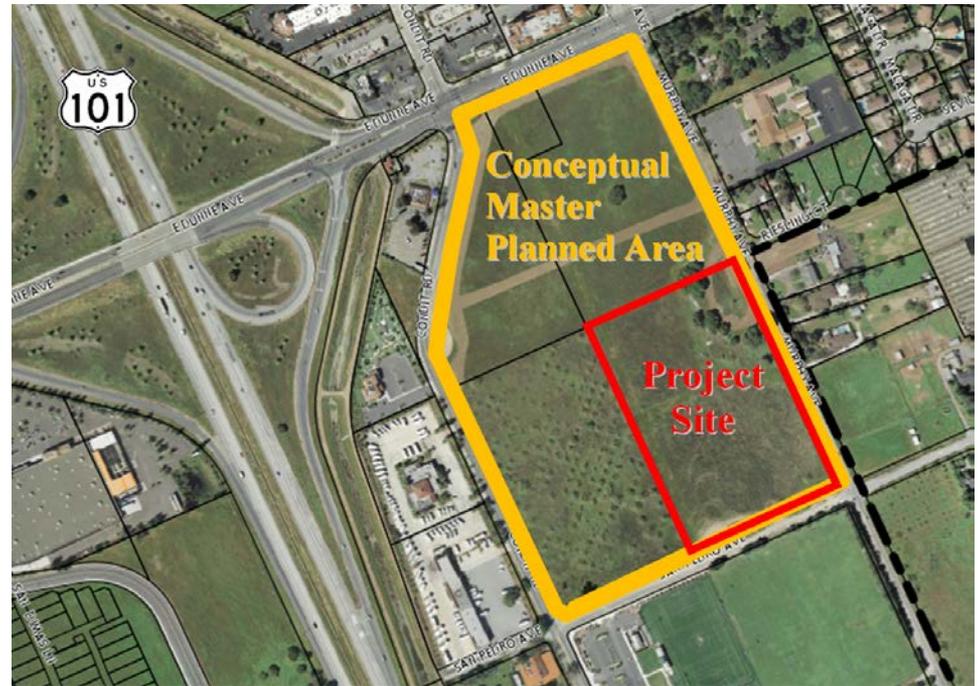
ZA-16-01/DA2016-0005: Condit-Mana

Request:

- Zoning Amendment and Development Agreement for a Precise Development plan on 9.6 acres for 60 multi-family condominiums and 14 Single Family Detached dwelling units

Recommendation:

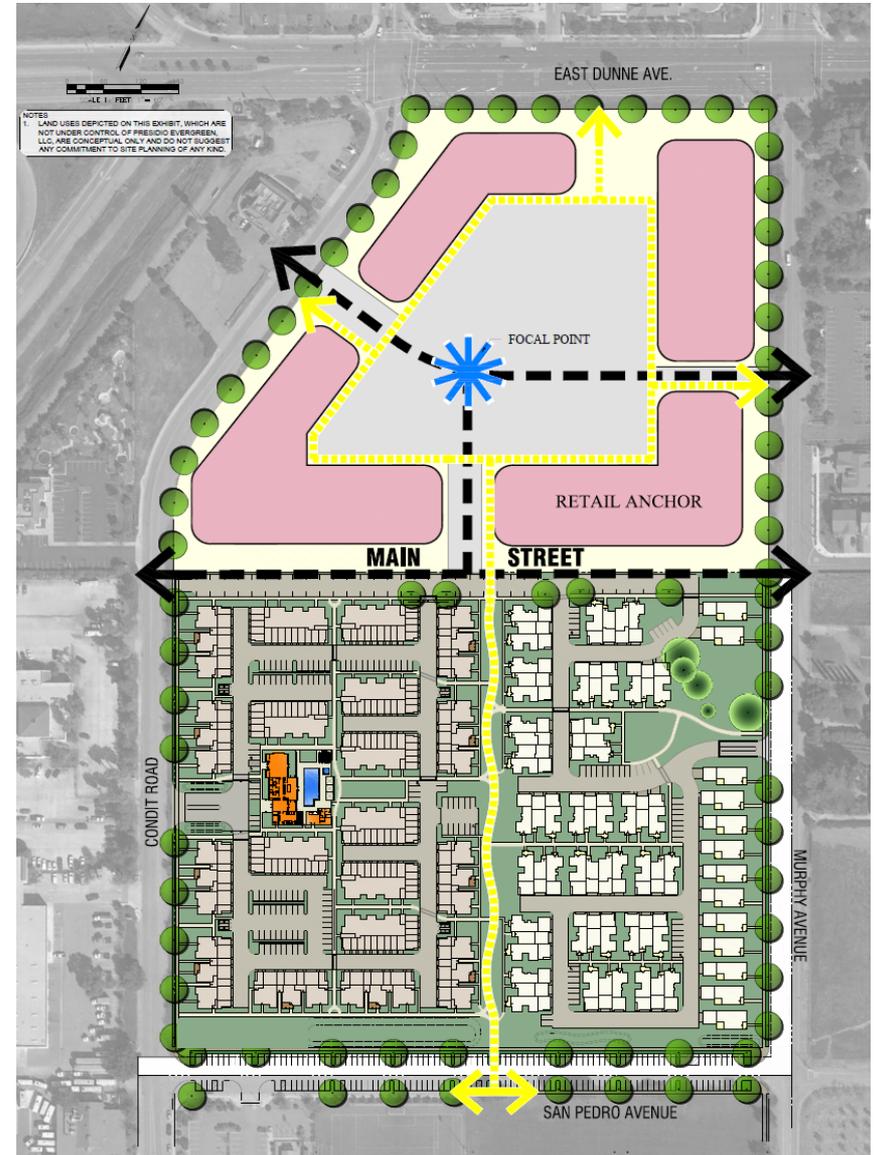
- Open/close the Public Hearing
- Waive first and second reading
- Introduce Zoning Amendment and Development Agreement Ordinance



ZA-16-01/DA2016-0005: Condit-Mana

Site History

- Annexed in 2006
- Conceptual Master Plan – Feb 2015
 - 18.5 acres: apartments, condominiums, and commercial
 - General Plan Amendment, FEIR, and MOU
 - Zoning Amendment
 - RDCS



ZA-16-01/DA2016-0005: Condit-Mana

Planned Development Request

1. Four-plex and tri-plex units: No deviations requested

2. Single Family Detached Units:
 - Lot Area Width
 - FAR
 - Rear Setback
 - Parking Standards

ZA-16-01/DA2016-0005: Condit-Mana

Site Plan

- 9.6 acres
- 14 Single Family Detached Homes
- 16 Tri-Plex Buildings
- 3 Four-Plex Buildings



SHARED STREET WITH FUTURE COMMERCIAL CENTER

PROJECT TO EXTEND DRIVE AISLE 1 TO CONDIT ROAD IN THE EVENT PROJECT CONSTRUCTION PRECEDES ADJACENT APARTMENT PROJECT.

TYPICAL FOURPLEX

TYPICAL TRIPLEX

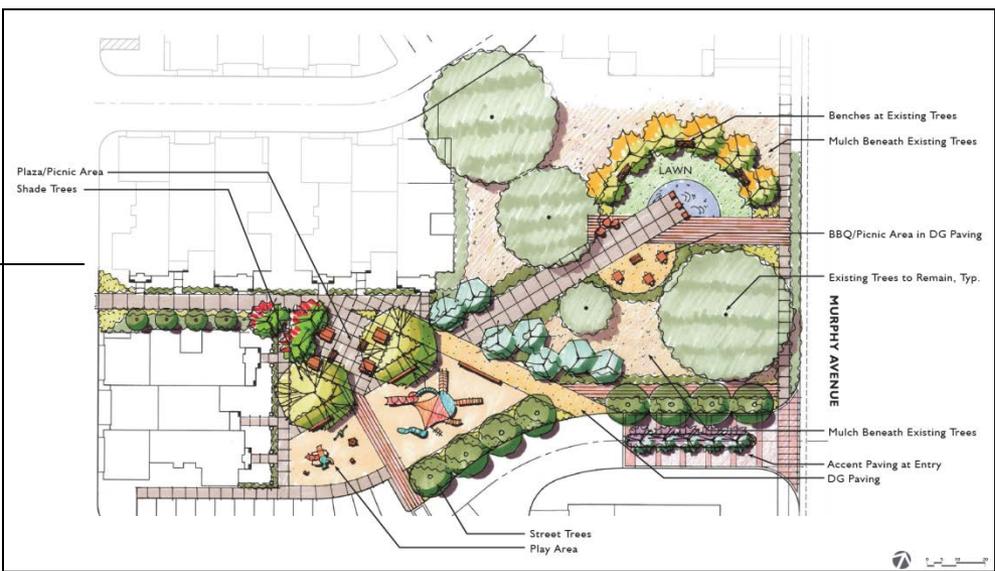
FUTURE RESIDENTIAL (NOT PART OF PROJECT)

IN-TRACT SIDEWALK CONNECTION TO GRAND PROMENADE, TYP.

DUAL-USE OPEN SPACE: UNDERGROUND WATER STORAGE - SHALLOW DETENTION BASIN - SURFACE AMENITIES -

CITY OF MORGAN HILL OUTDOOR SPORTS COMPLEX

ZA-16-01/DA2016-0005: Condit-Mana



ZA-16-01/DA2016-0005: Condit-Mana

Single Family Detached



PROGRESSIVE CRAFTSMAN



CONTEMPORARY RANCH



CONTEMPORARY FARMHOUSE



PROGRESSIVE CRAFTSMAN



CONTEMPORARY FARMHOUSE



CONTEMPORARY RANCH

ZA-16-01/DA2016-0005: Condit-Mana Tri-Plex Styles

Four-Plex Styles



PROGRESSIVE CRAFTSMAN



PROGRESSIVE CRAFTSMAN



CONTEMPORARY FARMHOUSE



CONTEMPORARY FARMHOUSE



CONTEMPORARY RANCH



CONTEMPORARY RANCH

ZA-16-01/DA2016-0005: Condit-Mana

Request:

- Zoning Amendment and Development Agreement for a precise development plan on 9.6 acres for 60 multi-family condominiums and 14 Single Family Detached dwelling units

Recommendation:

- Open/close the Public Hearing
- Waive first and second reading
- Introduce Zoning Amendment and Development Agreement Ordinance

ZA-16-01/DA2016-0005: Condit-Mana

RDCS Commitments

The project has deviated from the original RDCS point commitments in the following categories:

- **Parks and Paths: Community Garden exchanged for a Dog Park**

- **Housing Types: Project designed with two housing types (originally one)**

- **Lot Layout and Orientation: Requesting PD (originally no deviations)**