



- single family homes on a mixture of lot sizes;
- single family homes on a common lot;
- office buildings which may include ground-floor retail and restaurants when in a building which is taller than 2-stories, and colleges, universities and trade schools;
- internally accessed, multi-story self-service storage units;
- schools and places of worship.

The office buildings, self-service storage and schools and places of worship may be up to 5 stories in height, however if they exceed 2 stories they must be at least 300 feet from the single-family neighborhood on the east and south sides of the property boundary.

Three future driveway locations have been identified to serve the project site: one across from Via Sonoma Trail, where there is an existing traffic signal, and two located according to the City's driveway spacing standards for City roadways. The property owners of the subject 21.18 acres have signed a reciprocal access easement, granting each other an easement for vehicular and pedestrian access on their respective properties. This will allow for future development of the property to consolidate the existing residential driveways into the three approved locations. The need for a traffic study will be considered when a specific development is proposed.

The Planning and Zoning Commission held a public hearing and voted 8-0 to recommend approval of the Westview PUD zoning district at their meeting on August 16, 2017. Three people voiced concerns at the public hearing including increased traffic, building height, and compatibility. One person whose property is adjacent to the site, but is not within the City, expressed interest in being included within the PUD in the future. One person, a property owner within the 21.18-acre site, spoke in favor of the zoning.

Recommendation: Staff recommends approval of the Westview PUD zoning district.