



# Z19-0063 290 Ponto Rd

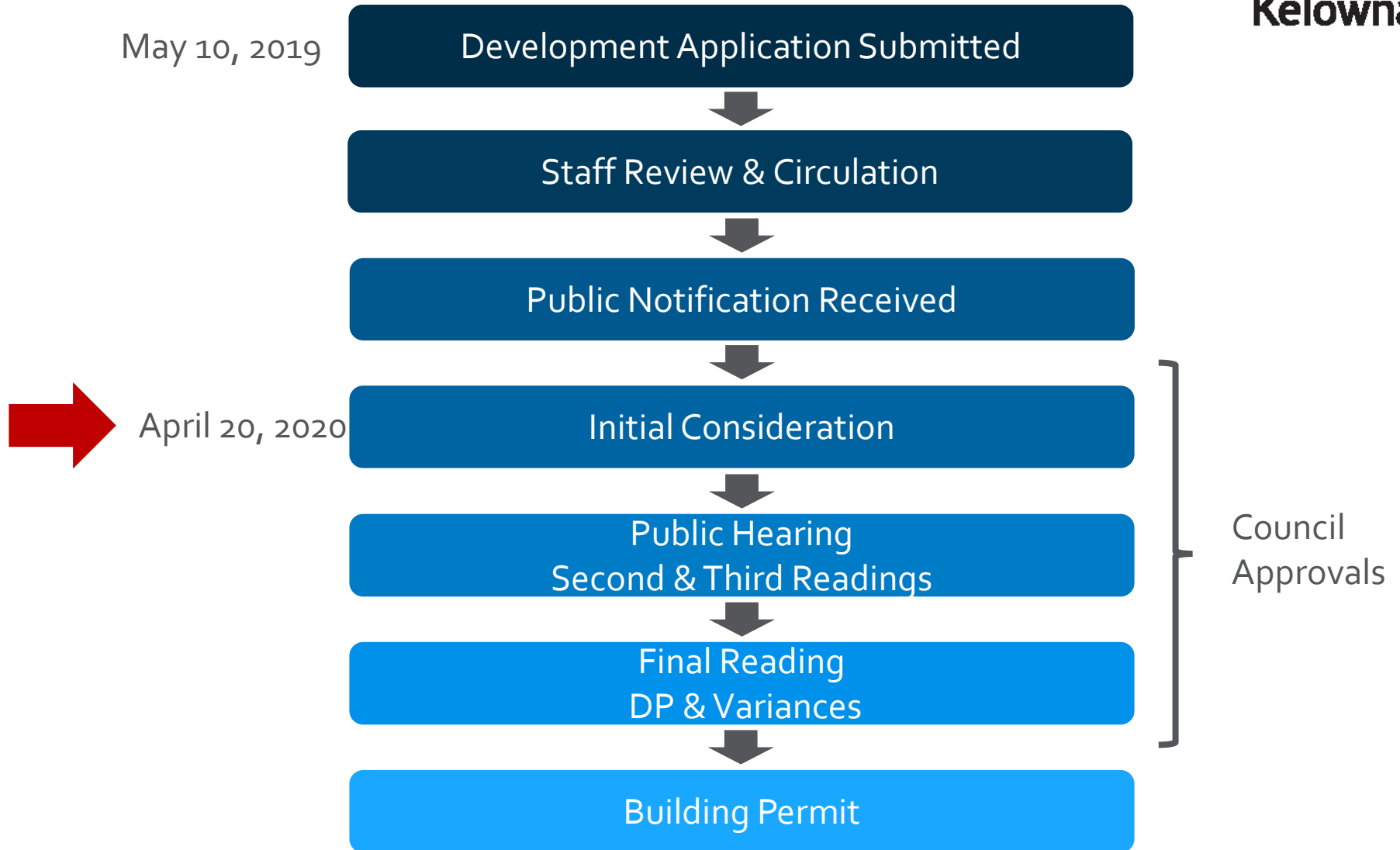
Rezoning Application



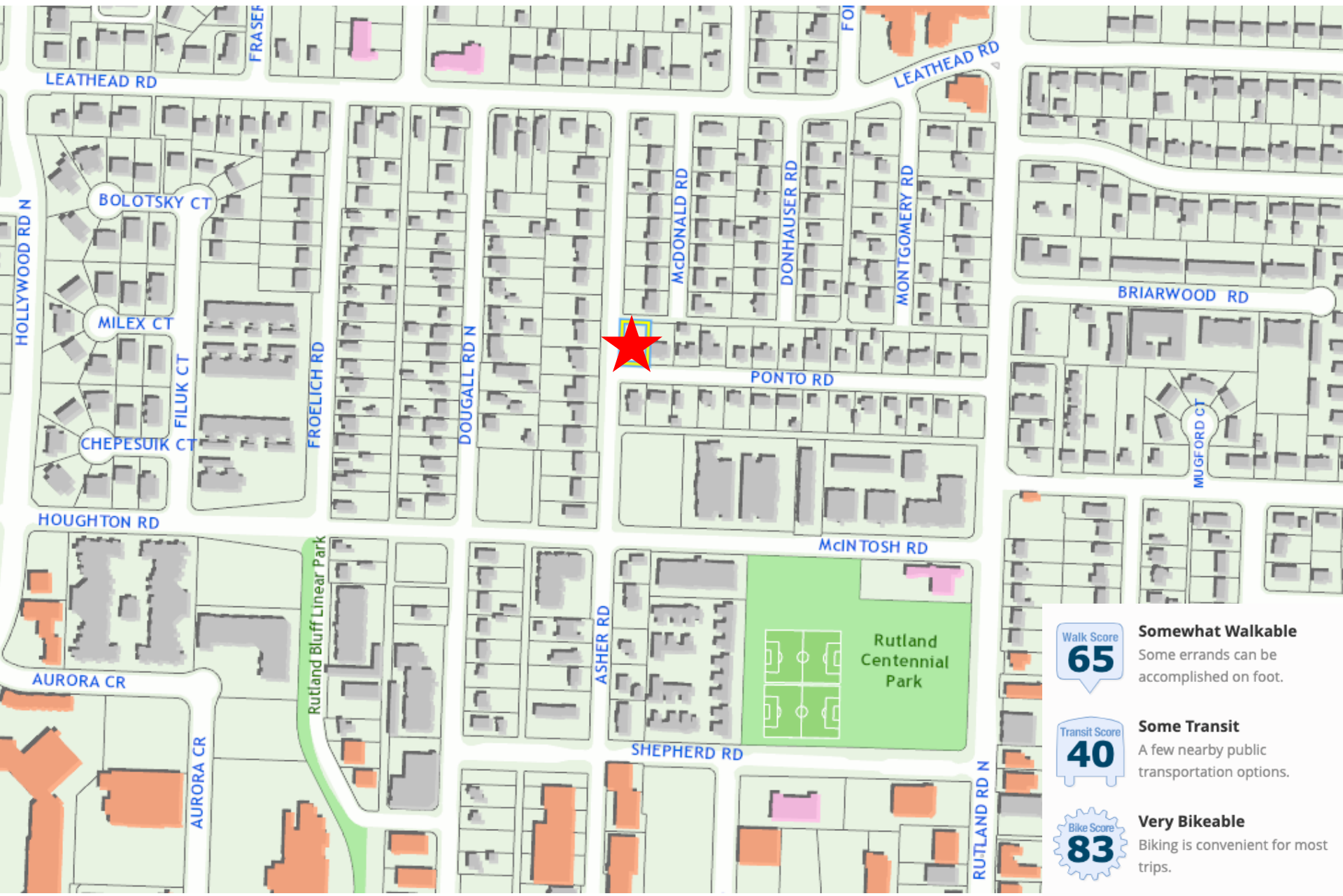
# Proposal

- ▶ To rezone the subject property from the RU-1 Large Lot Housing zone to the RM3- Low Density Multiple Housing Zone to facilitate the development of multiple dwelling housing.

# Development Process



# Context Map



Walk Score  
**65**

## Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score  
**40**

## Some Transit

A few nearby public transportation options.

Bike Score  
**83**

## Very Bikeable

Biking is convenient for most trips.



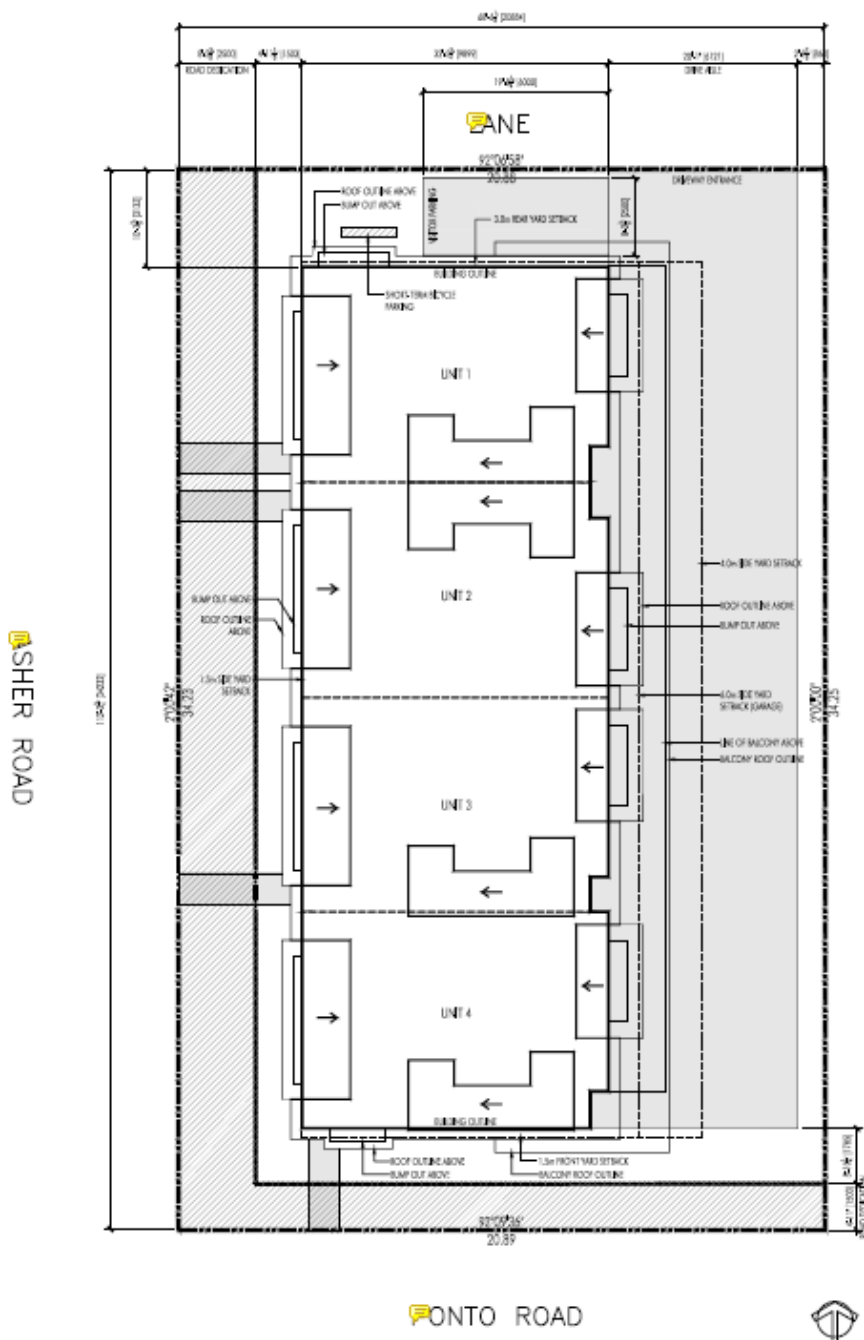
# Subject Property Map



# Street View



# Site Plan



1 SITE PLAN  
4-001 1/8" = 1'-0"

# Development Policy

- ▶ Meets the intent of OCP Urban Infill Policies:
  - ▶ Within Permanent Growth Boundary
  - ▶ Complete Communities
  - ▶ Sensitive Infill
  - ▶ Compact Urban Form
- ▶ Consistent with Future Land Use of MRL



# Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning application
- ▶ Recommend that the Public Hearing be waived



## *Conclusion of Staff Remarks*