

PA180034  
Ranch Hills

#### Clarification of Zoning Designation request

The project proposes a Zone Change from A1 “General Agricultural” to R2(5000) “Multifamily Dwellings” with minimum lot area or area per unit of 5,000 square feet. The project also proposes a Use Permit, as permitted by the R2 District, of a Planned Development to establish site specific development standards, and a Vesting Tentative Tract Map to subdivide the property in a manner consistent with the proposed project.

The R2 District designation is proposed to permit the establishment of attached single-family dwellings (for 34 or the proposed 37 units). The addition of the “(5000)” district symbol establishes a minimum building site (lot) area of 5,000 square feet if a ‘traditional’ tract design were proposed or a minimum of 5,000 square feet per unit of net project area under a planned development. It should be noted that in either option, it is the net project area used as the base (excluding public and private road rights-of-way, schools, parks, and other uses or easements which preclude the use of the land therein as part of the development project).