

## POD 13-014 Property Zoning Cleanup Draft Changes Summary

### ALPINE

#### Density Changes

Sub-Area No.	Old	New	APN	Address
AL-DN-1	2	5.5	404-032-73-00	3087 Honey Hill Ranch Road

Owner: Jones

General Plan Land Use Designation: General Commercial

Discussion: Property owner request for a change in the density in zoning. The property was rezoned as part of the General Plan Update process to C34 Commercial/Residential a mixed use zone. However, the density was not increased to allow for additional dwelling units. The old density is 2 units per acre. The adjacent Albertsons development was mixed use and had a density of about 5.5 units per acre when built. Therefore, staff recommends a change in density on the parcel from 2 to 5.5 per acre to allow for similar development as has occurred in the adjacent commercial zone.

The Alpine Community Planning Group supports the change from September 26, 2013 meeting, item G.1 at the meeting. The Group does not need to vote on this item again.