



N Capital Land

N CAPITAL AVE NORTH OF ALUM ROCK | SAN JOSE, CA

FOR SALE



±0.44 Acres of Land Available

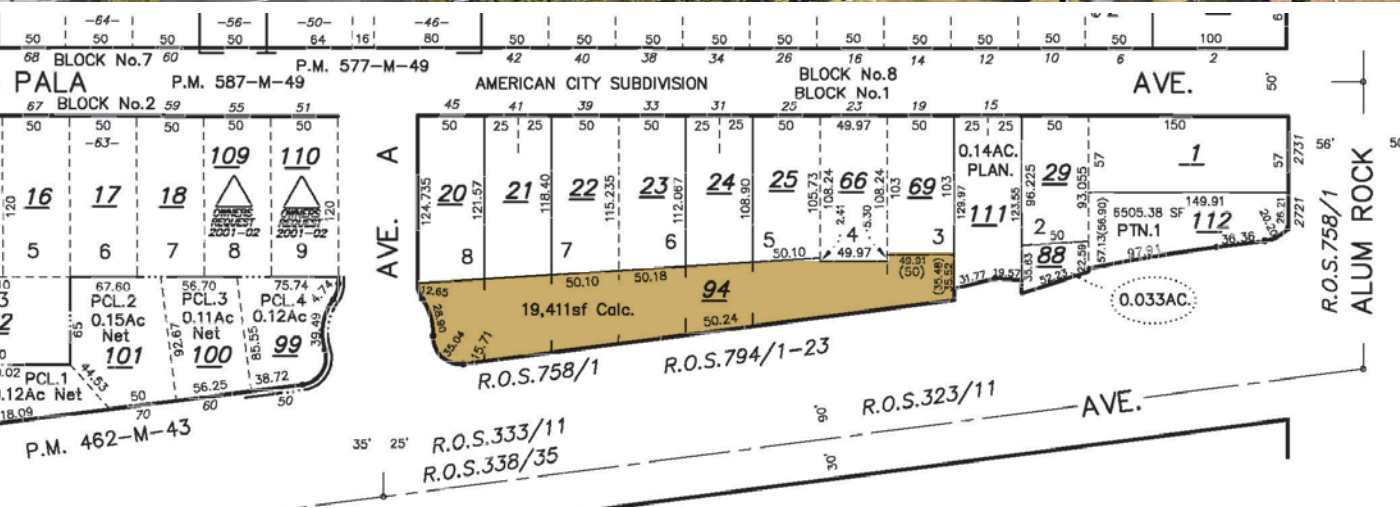
CURRENT ZONING Single Family Residential

GENERAL PLAN Mixed Use Neighborhood which allows up to 30 DU/AC, 1-3.5 stories and .25 to 2.0 FAR

CURRENT DESIGN Options for 16-20 units

APN 484-19-094

PRICE \$1,900,000



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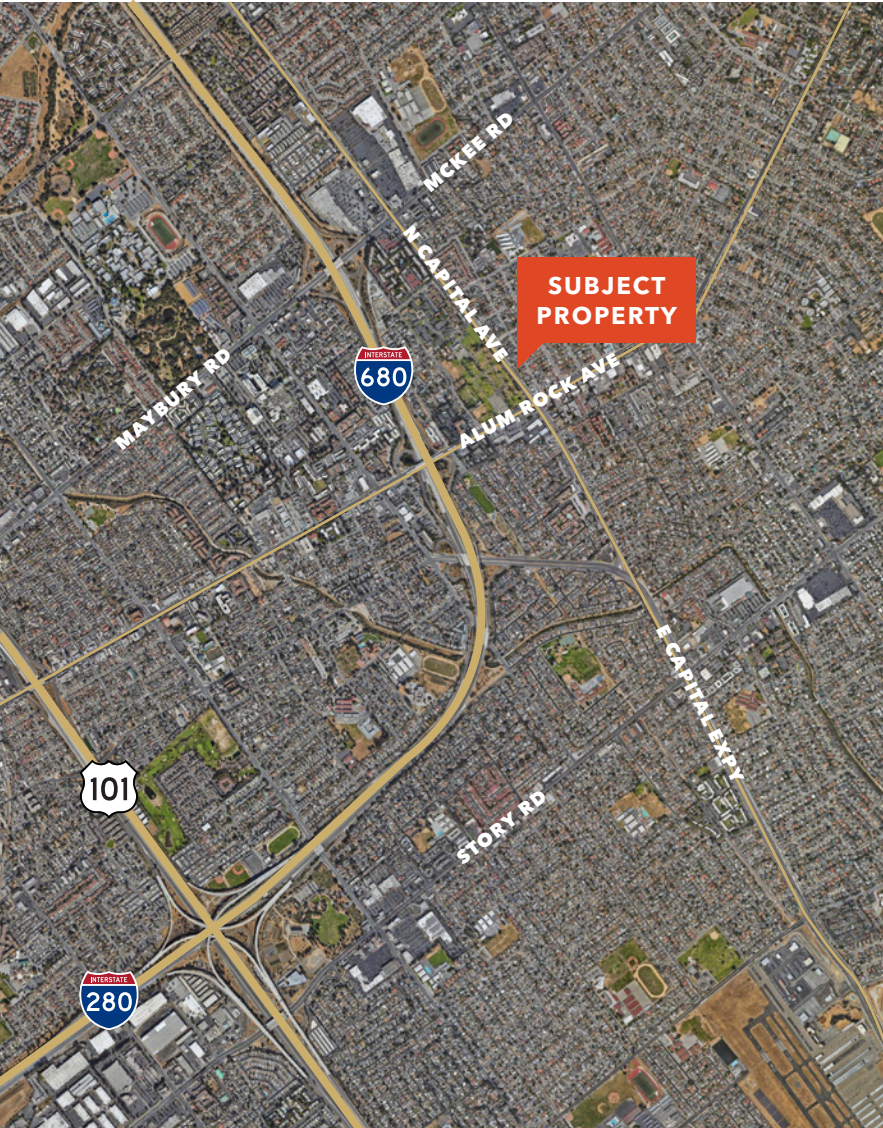
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Mixed Use Neighborhood

DENSITY: UP TO 30 DU/AC; FAR 0.25 TO 2.0 (1 TO 3.5 STORIES)

This designation is applied to areas intended for development primarily with either townhouse or small lot single-family residences and also to existing neighborhoods that were historically developed with a wide variety of housing types, including a mix of residential densities and forms. This designation supports commercial or mixed-use development integrated within the Mixed Use Neighborhood area. Existing neighborhoods with this designation are typically characterized by a prevalence of atypical lot sizes or shapes and a parcel-by-parcel development pattern where small townhouse development may exist adjacent to more traditional single-family development or more intense multifamily development.

This designation should be used to establish new neighborhoods with a cohesive urban form, to provide transition between higher-density and lower-density neighborhoods, or to facilitate new infill development within an existing area that does not have an established cohesive urban character. Small lot single-family neighborhoods with this designation may involve zero lot-line or other design features not available through a standard subdivision process.

Because, within such mixed neighborhoods, the established overall neighborhood density and character is more intense than that found in typical single-family detached neighborhoods, it is appropriate to allow for infill development in Mixed Use Neighborhood areas that includes medium density residential uses such as townhouses or stacked flats and some opportunity for live/work, residential/commercial, or small stand-alone commercial uses.

Hospitals and other healthcare facilities may potentially be located within Mixed Use Neighborhood areas provided that any potential land use impacts can be mitigated. This designation may also be appropriate for areas in close proximity to urban amenities (such as transit stations), but that are not within a proposed Urban Village area.

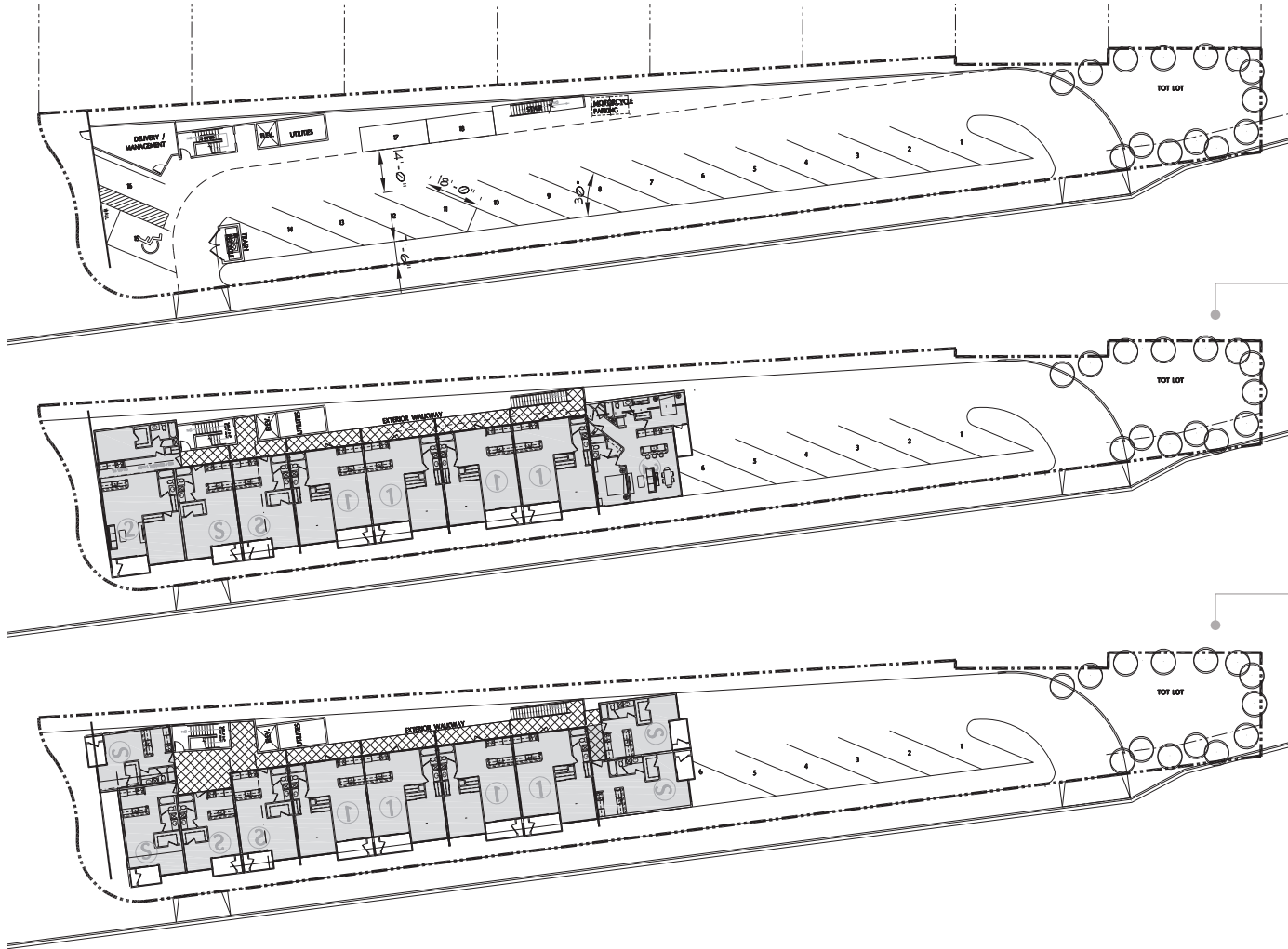
Development within this designation should occur through use of standard Zoning Districts which specify the minimum lot size. Development at higher ends of the density range will typically require larger lot sizes (or a combination of existing lots) and must still meet Community Design Policies in the Envision General Plan and applicable design guidelines. The allowable density/intensity for mixed-use development will be determined using an allowable Floor Area Ratio (FAR) (0.25 to 2.0) rather than Dwelling Units per Acre (DU/AC) to better address the urban form and to potentially allow fewer units per acre if in combination with other non-residential uses such as commercial or office.

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Revised Site Plan for Second Submittal to Planning



OPTION 1

Studio	2	x2 floors	4 Units
1 Bedroom	4	x2 floors	8 Units
2 Bedroom	2	x2 floors	4 Units
Total			16 Units

OPTION 2

Studio	6	x2 floors	12 Units
1 Bedroom	4	x2 floors	8 Units
Total			20 Units