

N CAPITOL AVE NORTH OF ALUM ROCK



*Land for Sale
or Lease*

±0.44
ACRES AVAILABLE

\$0.50
LEASE RATE (PSF, GROSS)

NOW
AVAILABLE

Single Family Residential Zoning

General plan of a 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

Substantial price reduction for a quick close

\$1,600,000 for quicker close (less than 90 days)

\$1,900,000 for longer term close (greater than 90 days)

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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.

DEMOGRAPHICS

POPULATION				HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
2024 POPULATION	35,229	221,948	468,926	2024 HOUSEHOLDS	9,271	58,856	137,750
2029 PROJ. POPULATION	33,342	211,499	449,453	2029 PROJ. HOUSEHOLDS	8,745	55,915	131,951
MEDIAN AGE	37.7	38.4	38.1	OWNER-OCCUPIED HH	3,803	30,871	67,065
				RENTER-OCCUPIED HH	4,942	25,045	64,886
				AVERAGE HH INCOME	\$108,938	\$135,867	\$144,544

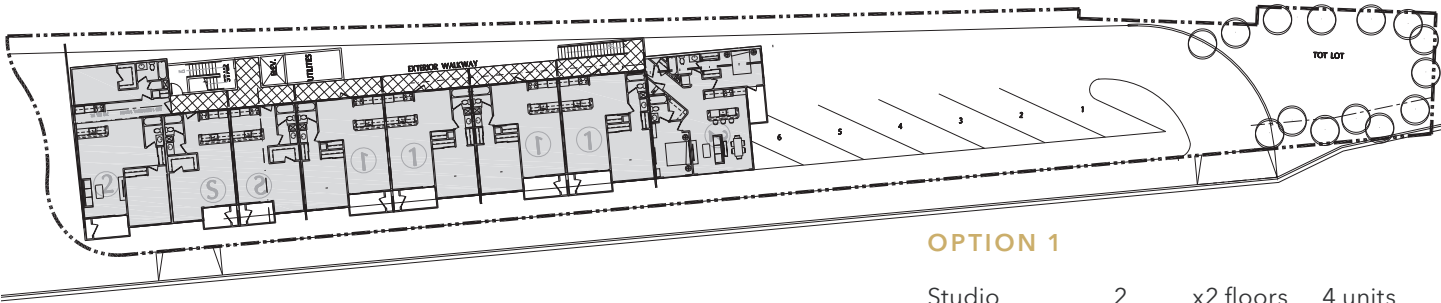
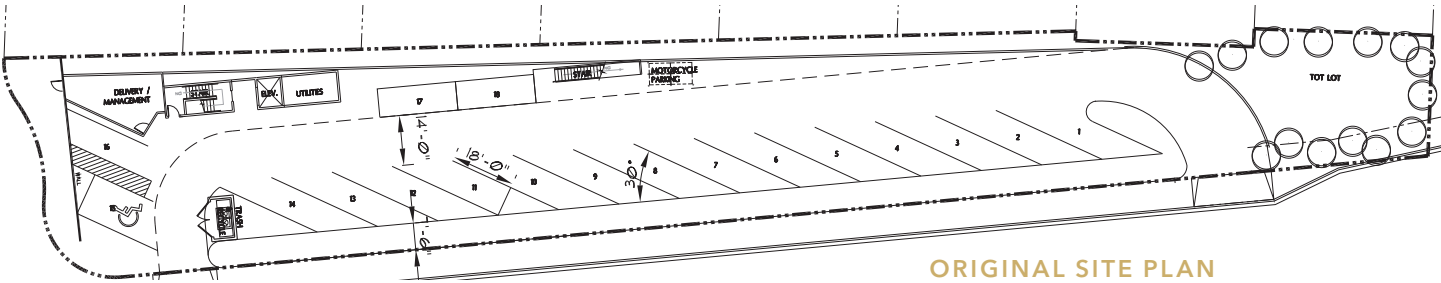
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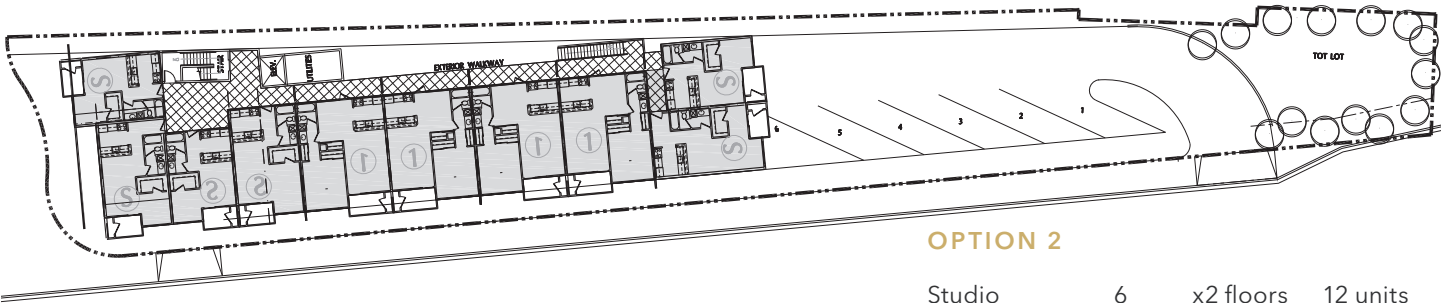


REVISED SITE PLAN

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

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