



APN 085-010-52 & 085-010-53

LOCATION

South of West 2nd Ave
±18.47 ac

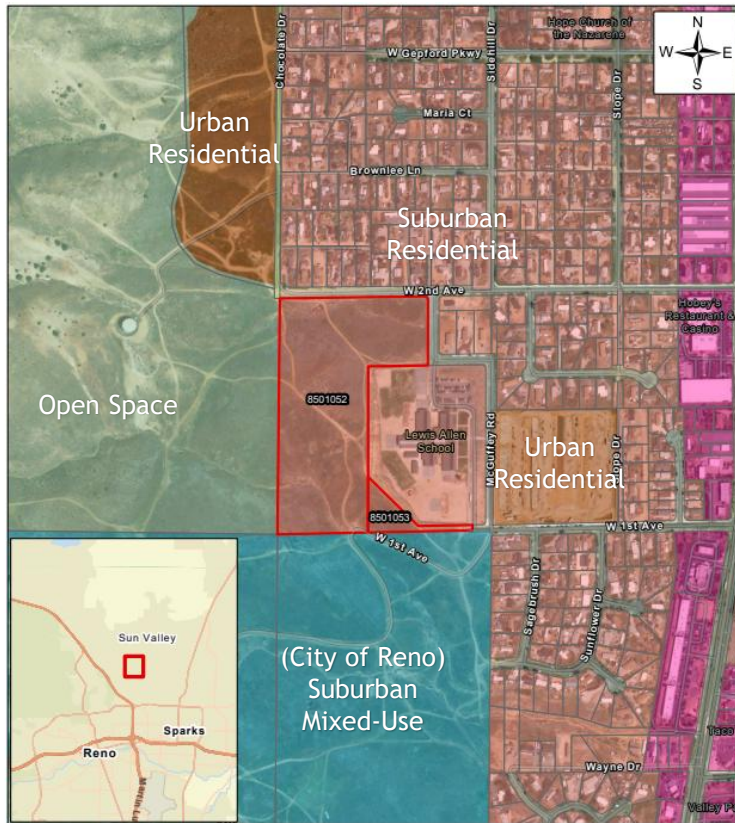


Legend

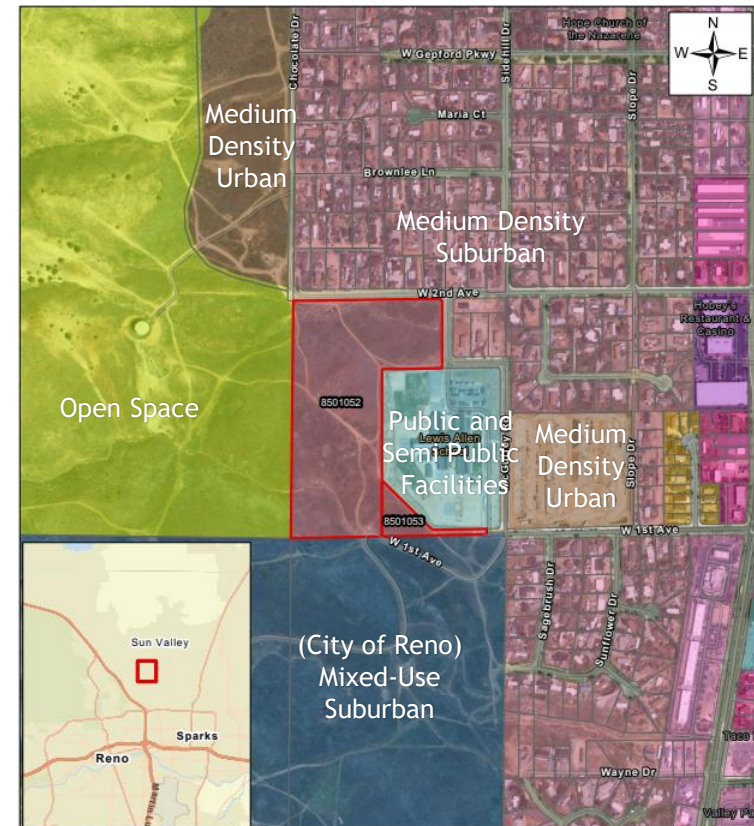
- Project Location
- Parcels

LAND USE DESIGNATIONS

Existing Master Plan Suburban Residential

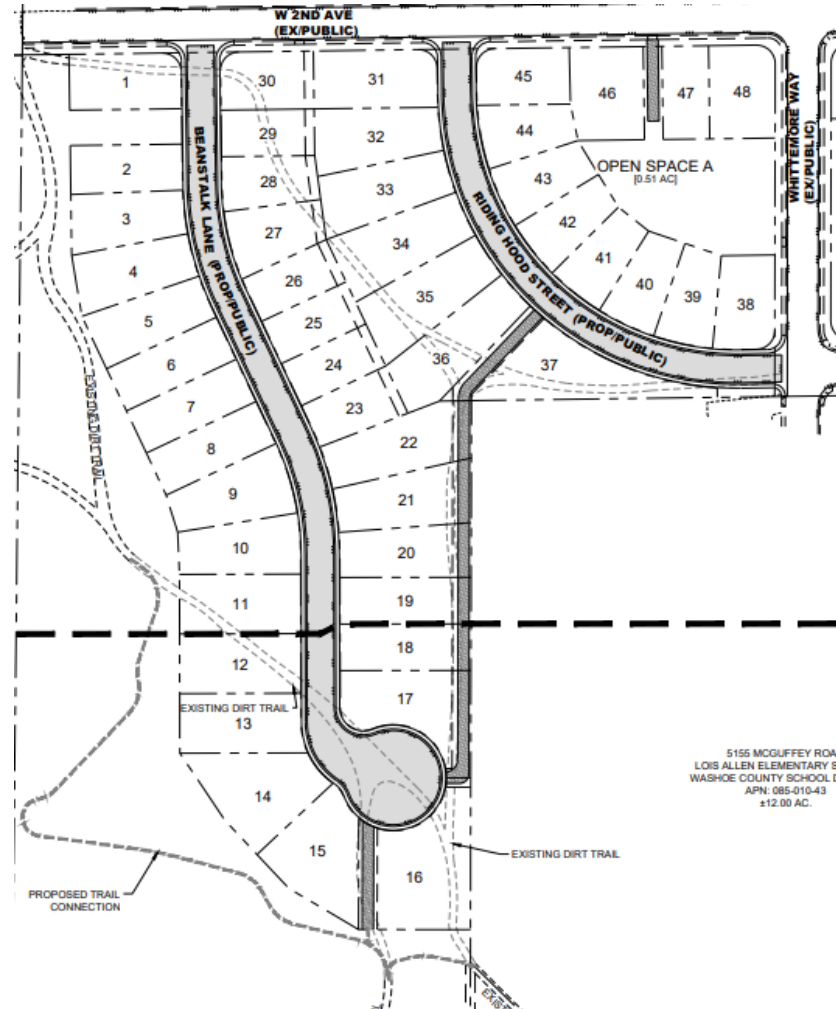


Existing Zoning Medium Density Suburban



EXISTING APPROVAL

- WTM22-003
single-family
subdivision with
48 lots approved
on May 3, 2022

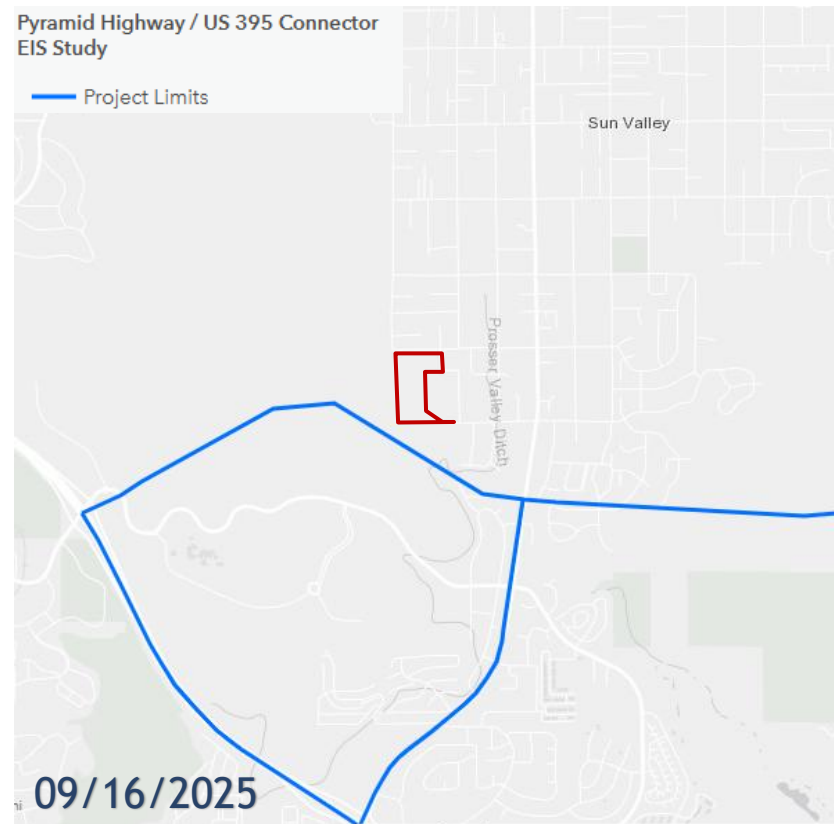


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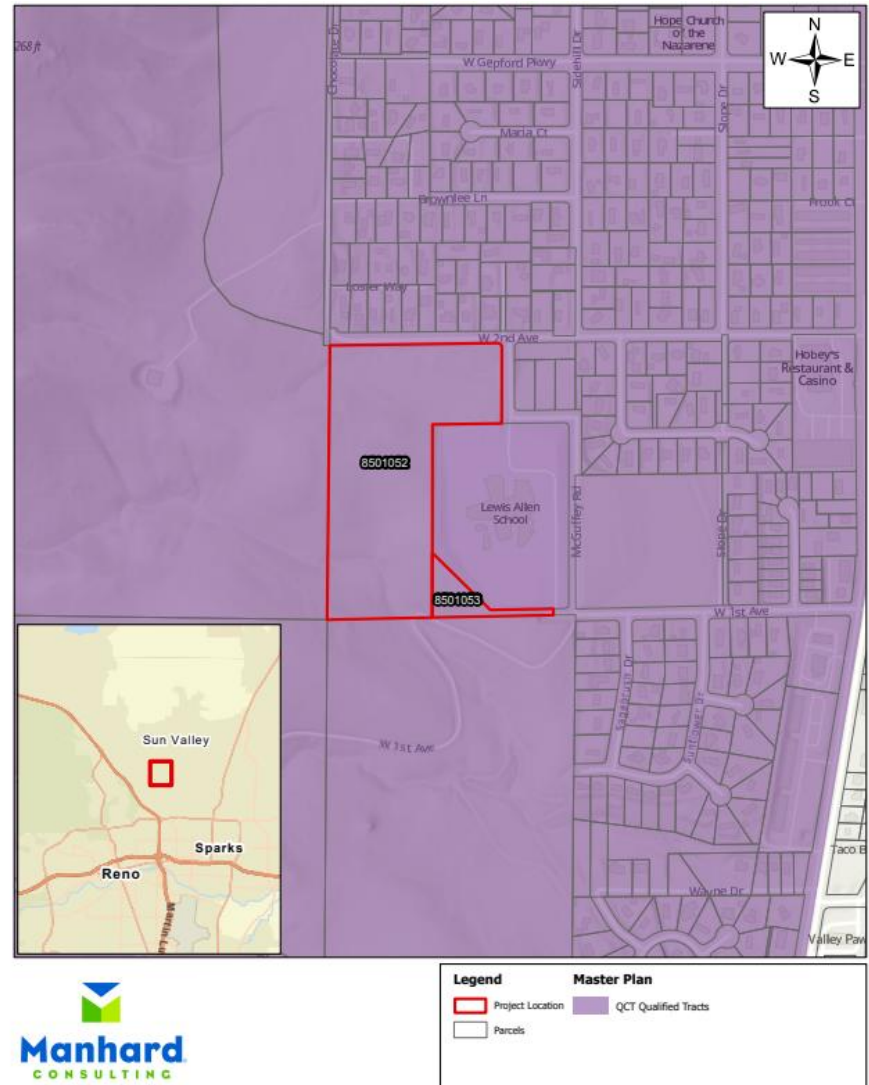
RTC - PYRAMID HIGHWAY/US 395 CONNECTION PROJECT

- Conceptual placement of future roadway improvements
- Enhances connectivity and alleviates current and future traffic constraints



HUD QUALIFIED CENSUS TRACT

- One of the last developable parcels that qualifies for affordable housing initiatives per 2025



EXISTING INFRASTRUCTURE

Water and Sewer

July 2025

- SVGID has capacity to provide water and wastewater to project site with conceptual project design

Traffic Analysis

August 2025

- West 2nd Avenue currently operates and is expected to operate at level of service C or better with conceptual project design

REQUESTS

Master Plan Amendment

Suburban Residential to Urban Residential and Open Space

Regulatory Zone Amendment

Medium Density Suburban to Low Density Urban and Open Space

Regulatory Land Designation Change

Tier 3 to Tier 2

Tier 3: Low densities, undeveloped, or significant constraints

Tier 2: Less dense development occurring at suburban levels

Future Entitlement

**Special Use Permits for future multi-family
development**

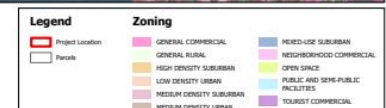
LAND USE DESIGNATIONS

Proposed Master Plan Urban Residential



Proposed Zoning Low Density Urban

Allows 10-14 du/ac



JUSTIFICATION

- Aligns the subject property with recent changes in the surrounding properties
- Provides opportunity for affordable housing near schools, jobs, and public transportation



Q&A