

## **Curtis Park Village, File # P04-109**

**\*\*\*PLEASE NOTE THAT THESE ARE REVISED PLANS\*\*\*  
12/21/09**

A request to subdivide property for future development which may include: approximately 259,000 square feet of commercial/retail/office space, 129 single family residences, 45 brownstone residences, 15 cottage residences, a 117-unit multi-family housing community, a 131-unit multi-family housing community, a 90-unit senior multi-family housing community, and a 6.8 acre park, on approximately 71.7 acres in the Shopping Center (SC-PUD), Single Family Alternative (R-1A-PUD), Multi-Family (R-2B-PUD), and Multi-Family (R-4A-PUD), zones within the Curtis Park Village Planned Unit Development. The project requires a:

- A. Environmental Impact Report
- B. Mitigation Monitoring Plan
- C. General Plan Amendment to redesignate approximately 8.0 acres from Traditional Neighborhood Low to Traditional Neighborhood Medium.
- D. Rezone from Heavy Industrial (M-2) to Shopping Center (SC-PUD), Single Family Alternative (R-1A-PUD), Multi-Family (R-2B-PUD), and Multi-Family (R-4A-PUD).
- E. Inclusionary Housing Plan
- F. Establish the Curtis Park Village Planned Unit Development with Schematic Plan & Guidelines.
- G. Large Lot Tentative Map to subdivide 71.7 acres into twelve (12) large lot commercial/office, single family residential, and multi-family residential parcels.
- H. Tentative Map to subdivide 71.7 acres into commercial/office, single family residential, and multi-family residential parcels.
- I. Subdivision Modifications to allow non-standard street sections.
- J. 65402 Review