

**CPC 2/6/19**  
**CSU2019-0001**  
**Findings for Denial**

**FINDINGS:**

1. This request is for a Special Use Permit for a Planned Development Area (Residential and Agricultural Uses) on Tract 88A1A1 MRGCD Map 40, Tract 88A1A2 MRGCD Map 40, and Tract 87B1 MRGCD Map 40, located at 1300 Gonzales Rd. SW, zoned A-1 and containing approximately 3.83 acres.
2. The site development plan illustrates the location of 27 dwelling units inside 5 buildings, a pool and recreation area, agricultural uses including gardens, orchards and greenhouses, parking for vehicles and bicycles, a garage, workshop, storage buildings and a monument sign, constituting a residential Planned Development Area.
3. The subject property is located within the Comprehensive Plan's Established Urban Area and within the Southwest Area Plan's Residential Area 5, which allows up to 9 dwelling units per net acre (Pg. 44).
4. The Planned Development Area requires that the applicant demonstrate the "need to vary height, lot area, or setback requirements due to unusual topography, lot configuration, or site features in order to create cluster housing development, preserve visual or physical access to open space or unique site features, or to facilitate development as allowed by an approved Master Plan", as required by Zoning Code Section 18 for a Planned Development Area.
5. There is both support for and opposition to this request.