UNIT MIX AND DENSITY

Land Use	Acres	Residential Units	% of Units
RESIDENTIAL:			
Single Family Detached Single-Story (SFD-1)[1]	6.02	47	33%
Single Family Detached Two-Story (SFD-2)[1]	9.48	74	52%
Single Family Attached (SFA)[3]	1.48	20	14%
Total Residential Units:	**16.98**	**141**	
Net Residential Density:	*8.30*	*DU/Net Acre*	
Gross Residential Density:	*5.14*	*DU/Gross Acre*	
NON-RESIDENTIAL:			
Street Right-of-Way	8.07		
Public Parkland Dedication	1.90		
Other Open Space	0.50		
Drainage & Access Easement	*Incl. above*		
Total Non-Residential Uses:	**10.47**		

[1] *The respective number of SFD-1 and SFD-2 units may vary; however, the total of both unit types will remain at 121 units.*

[2] *The project will also includes up to 25 possible Accessory Dwelling Units (ADU) in addition to the above units, which will be offered as an option for homebuyers.*

[3] *The project will include 21 affordable units (15%), comprised of the 20-SFA units plus 1-SFD unit.*

DEVELOPMENT STANDARDS (1)

(ALL MINIMUMS UNLESS OTHERWISE NOTED)

Standard	Existng RM Zoning *(Not Applicable to Lee)*	Lee Property PUD Standards[1] Single-Family Detached	Lee Property PUD Standards[1] Single-Family Attached
Lot Size (square feet, min.)		4,200	2,500
Lot Width (feet, min.)[2]		45	30
Height (feet, max.)	35	35	35
Coverage (%, max.)	50%	50%	50%
FAR	n/a	n/a	n/a
Setbacks (feet, min.):			
Front Living	20' 15' for lots < 7,200 s.f.	10	10
Front Garage	-	18	18
Rear	20% of lot depth 20' min. 30' max required	15	15
Side	10% of lot width, 6' min. 20' max. required	5	5
Side Corner	-	8	8

[1] *The Lee Property PUD Standards replace the RM Zoning Code for these items*

[2] *The min. lot width at ROW for lots fronting cul-de-sacs and road knuckles is 30' for the Lee Property.*

NOTE: THE PHASING DEPICTED ON THIS SHEET IS PRELIMINARY. APPLICANT RESERVES THE RIGHT TO MODIFY PROJECT PHASING IN THE FUTURE.

LEGEND

- DUET LOT
- SINGLE FAMILY DETACHED LOT
- LOT CAPABLE OF ACCOMMODATING ADU PLAN
- LOT CAPABLE OF ACCOMMODATING SINGLE STORY PLAN

DENSITY

THE PROJECT WILL BALANCE COMPATIBILITY WITH THE SURROUNDING RESIDENCES WHILE MEETING THE R.M. DISTRICT REQUIREMENTS THROUGH ADHERENCE WITH GENERAL PLAN GOAL LU-4.3, WHICH STATES THAT THE COUNTY SHALL CONSIDER REDUCING DENSITY DUE TO ENVIRONMENTAL HAZARDS ON THE PROPERTY IF THE HIGHER RESULTING DENSITY IS LESS APPROPRIATE. THE R.M. DISTRICT REQUIRES A MINIMUM DENSITY OF 8 DU/AC. THE LEE PROJECT'S 27.45 GROSS ACRES WOULD REQUIRE AT LEAST 221 UNITS WITHOUT CONSIDERING EXISTING ONSITE ENVIRONMENTAL CONCERNS. HOWEVER, THE AREAS OCCUPIED BY SEISMIC HAZARDS, SLOPES, DRAINAGE SWALES, STREETS, AND PARKS ARE UNAVAILABLE FOR THE LOTS. THEREFORE, THE 221 LOTS WILL BE LIMITED TO 16.98 ACRES, RESULTING IN AN AVERAGE LOT SIZE OF ONLY 3,350 SQUARE FEET. THIS AVERAGE LOT AREA IS NOTICEABLY SMALL COMPARED TO THE SURROUNDING RESIDENTIAL LOT SIZES OF 6,000 S.F. TO OVER FIVE ACRES.. THEREFORE, THE PROJECT DESIGN PROPOSES A MINIMUM SINGLE-FAMILY DETACHED LOT SIZE OF 4,200 SQUARE FEET, WHICH ACHIEVES THE SMALLER HOUSING TYPE WHILE BETTER BLENDING WITH THE EXISTING NEIGHBORS, CONFORMING TO THE GENERAL PLAN REQUIREMENTS, AND ACHIEVING A NET DENSITY OF 8.3 DU/AC. THE MINIMUM LOT SIZE FOR THE AFFORDABLE ATTACHED UNITS IS 2,500 SQUARE FEET.

N

0 60 120 180

SCALE IN FEET: 1"= 60'

PUD APPLICATION

LEE PROPERTY

SAN BENITO COUNTY, CA

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AUGUST 31, 2022
162003

SHEET 1 OF 1 SHEETS

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