

<b>PROJECT DATA SHEET</b>			
<b>PROJECT NAME:</b>	Bankers Hill Townhomes – Project No. 5606		
<b>PROJECT DESCRIPTION:</b>	Construction of a new 16-unit Condominium development with subterranean parking structure.		
<b>COMMUNITY PLAN AREA:</b>	Uptown		
<b>DISCRETIONARY ACTIONS:</b>	Community Plan Amendment; Rezone; Site Development Permit; Tentative Map.		
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Existing: Office and medium residential development 15-29 du/ac. Proposed: Office and med-high residential at 29-44 du/ac.		
<b>ZONING:</b>	Existing: NP-3 Proposed: NP-1		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>	
	<b>NORTH:</b>	Office and Residential; NP-3	Apartment Complex
	<b>SOUTH:</b>	Office and Residential NP-3	Mixed Use Office/Residential
	<b>EAST:</b>	Multi-Family Residential MR-800B	3-units under construction
	<b>WEST:</b>	Office and Residential; NP-3	Medical Office
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	1) a 7'-0" street yard setback for not more than 19'-0" linear feet of building plane where 10'-0" is required; and  2) a 12'-0" rear yard setback for not more than 19'-0" linear feet of building plane where 15'-0" is required; and  3) a 0'-0" side yard setback for a gate element not to exceed 64 square-feet.		

<p><b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b></p>	<p>On May 5, 2003 the Uptown Planners voted 9-8-0 recommending support for the community plan amendment to increase the residential density from office and medium density to office and medium-high density allowing for a maximum of 20 dwelling units. Support of the amendment is based upon the project's overall design, scale, and proposed materials as presented by the applicant.</p> <p>At the June 3, 2003 meeting the Uptown Planners voted 10-4-0 recommending support of the Site Development Permit and Community Plan Amendment to build 20 units on an approximately 0.46 acre site at First Avenue and Maple Street (Attachment 3).</p> <p>* The Uptown Planners rescinded their recommendation and support of the project when it was determined that the building encroached into the airport approach path buffer and that the project was inconsistent with the Comprehensive Land Use Plan (CLUP) for Lindbergh Field. While the revised project has not been reviewed by the Uptown Planners, the group has stated that they no longer oppose the project since the issue of encroachment has been resolved and the project has been found to be consistent with the CLUP.</p>
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