

CITY OF MOUNTAIN VIEW

GRANT-  
PHYLLIS  
TRIANGLE  
PRECISE  
PLAN

GRANT-PHYLLIS TRIANGLE PRECISE PLAN  
ADOPTED BY THE MOUNTAIN VIEW CITY COUNCIL

JUNE 28, 1965

RESOLUTION NO. 6693

<u>AMENDED</u>	<u>RESOLUTION NO.</u>	<u>SUMMARY</u>
April 28, 1975	10455	Development guidelines and area map adopted for lands south of Phyllis Avenue.
March 14, 1977	11415	

A PRECISE PLAN FOR THE GRANT-PHYLLIS TRIANGLE  
MARCH 1977

The development criteria for implementation of the P District will apply to the triangle of land bounded by Grant Road, Phyllis Avenue and Tyler Park Way, except for the already developed R2 lands at the southeast corner of Phyllis Avenue and Tyler Park Way, Area C on the attached map.

I. USE

PARCEL A: This approximately 1/2-acre parcel of land shall be devoted to low-intensity office uses generally as prescribed within Section 36.17.1 of the O (Administrative and Professional Office) District of the Zoning Ordinance.

PARCEL B: The approximately 1.8-acre (net) parcel shall be devoted to the uses permitted within the R2 District as prescribed in Sections 36.10.1 through 36.10.3 of the R2 (Single-Family and Two-Family Residential) District. A maximum average density of 12 dwelling units per net acre may be reduced if necessary in order to accomplish the provisions of the design criteria which follow.

Use of the land for senior citizen housing shall be encouraged. An increase in density of up to 40 units per acre for a residential development which clearly serves the need of senior citizens and which is designed so as to complement the adjacent residences. Parking requirements may be reduced where it is clearly demonstrated that more parking is not required to serve the residents of the development.

Extended-care facilities are not permitted in the Grant-Phyllis Triangle Area.

II. DESIGN CRITERIA – PARCELS A AND B

A. Structures:

The design of structures shall ensure a compatible relationship in terms of architecture and use of materials with the existing residential development along Tyler Park Way. Buildings on Parcel B shall be limited to no more than four dwelling units per building.

Senior citizen housing must also retain a low-intensity residential profile. Connected buildings may be approved where clearly demonstrated as necessary for the functioning of the approved use.

B. Height:

Building heights will be limited to 25'.

C. Coverage:

A minimum of 55 percent of Parcel B and 45 percent of Parcel A shall be devoted to open green areas.

The existing stand of specimen trees shall be preserved and enhanced as a buffer to uses on the land.

D. Noise:

The site design layout, building design and orientation of buildings shall be such as to minimize the effects of residential uses of noise emanating from Grant Road. Noise barriers shall be constructed and designed to incorporate mounding and landscaping while avoiding extensive use of masonry walls. A noise attenuation wall will be constructed at the rear property lines as part of the construction of the office use of Parcel A.

E. Access:

Access to Parcels A and B will be limited to no more than one point of access from Grant Road for each parcel. Primary access for Parcel B shall be taken from Tyler Park Way. Plans adopted for Tyler Park Way require construction of a cul-de-sac when Property B develops, eliminating access from Tyler Park Way directly to Grant Road. Serious consideration shall be given to prohibiting access to Grant Road from Parcel A.

F. Yards and Setbacks:

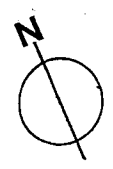
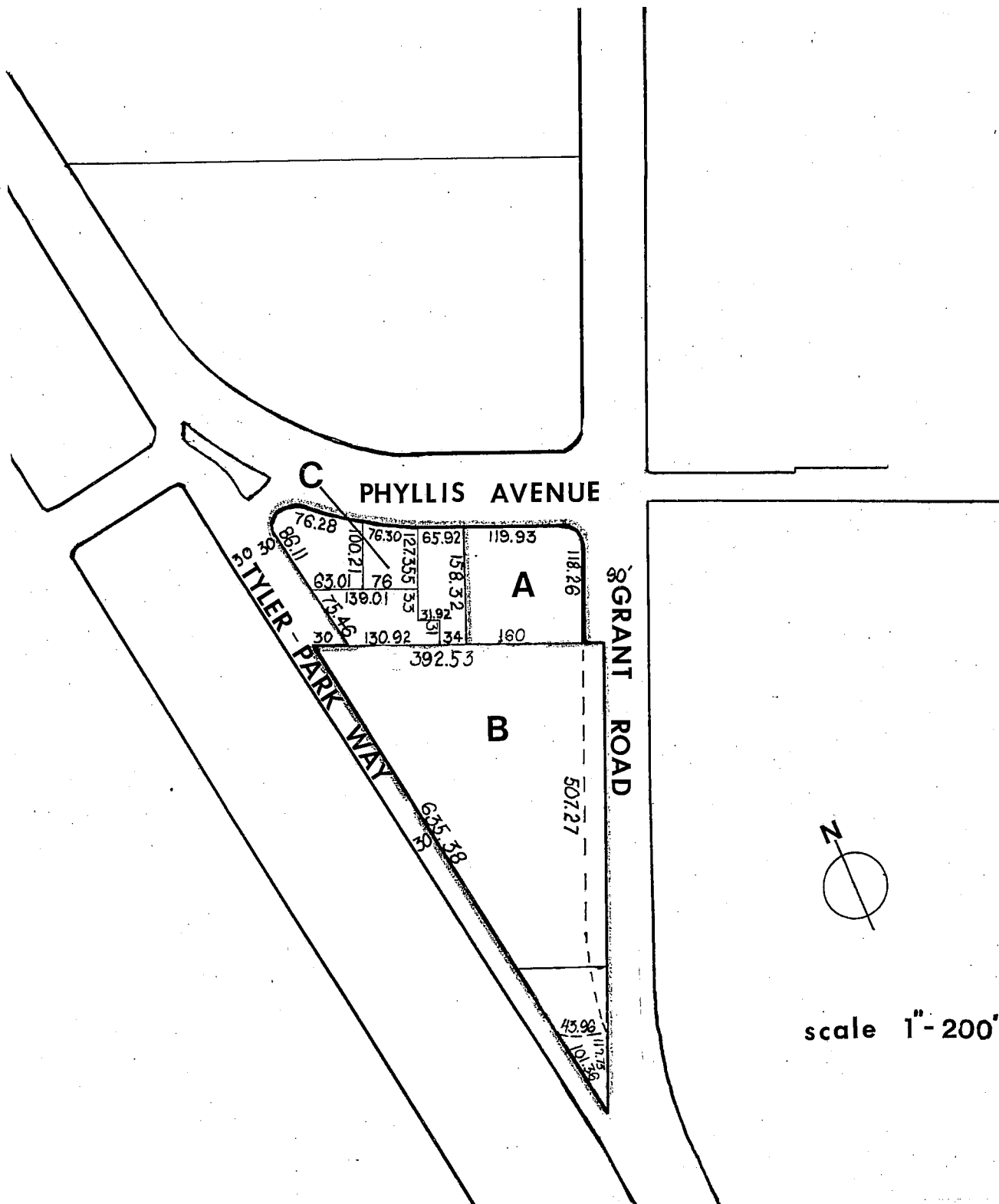
A 20' average building setback from the street right-of-way with a 15' minimum will be maintained along Tyler Park Way. An average setback of 10' will be maintained for walls or fences in excess of 3' in height unless utilized in conjunction with mounding for noise buffering along Grant Road. Residential buildings which are oriented to Grant Road shall be set back a minimum of 35'. The minimum along Phyllis Avenue shall be 20'.

The Plan must show the means of coordination and buffering of the properties within the triangle. A minimum 10' heavily landscaped buffer will be provided adjacent to residential properties, by Parcel A.

III. ADMINISTRATION

The provisions of Sections 36.22.6 through Section 36.22.10 of the P (Planned Community) District shall apply for application and review of development proposals under this Precise Plan.

PRECISEPLN-1  
Grant-PhyllisTriangle-PP^



scale 1" = 200'