

CITY OF MOUNTAIN VIEW

GRANT-
MARTENS
AREA
PRECISE
PLAN

P(26) GRANT-MARTENS AREA PRECISE PLAN
ADOPTED BY THE MOUNTAIN VIEW CITY COUNCIL

SEPTEMBER 19, 1977

RESOLUTION NO. 11738

AMENDED

January 28, 2003

RESOLUTION NO.

16780

SUMMARY

Permit R3 (Multiple-Family Residential) uses and R3-1 densities in Area A only

Concept: This plan addresses the P-zoned lands along Grant Road lying to the north and south of Martens Avenue. Both areas, because of relationship to Grant Road, lot sizes, ownership and existing development, are difficult to develop, and it is essential that quality, innovative design be pursued if the areas are to become assets to the community. Area A, as shown on the map, currently consists of older single-family homes and is intended to ensure continued single-family use or a conscious transition to low-intensity office use or multiple-family residential use. Area B is to be devoted to lower-density residential use oriented to ownership and families with children. This plan addresses each area separately.

Area A

Office and Residential Uses North of Martens Avenue

I. Objectives:

- A. To ensure either continued single-family uses in addition to multiple-family residential uses, or a conscious, well-designed transition from residential to low-intensity office use which excludes retail activities.
- B. To ensure safe, efficient access onto Grant Road.
- C. To accommodate adaptive use of existing structures so long as they are done in a quality manner. Some flexibility may be granted by the City concerning design criteria in order to accommodate quality, adaptive use of existing structures.
- D. To buffer the area from Grant Road and adjacent uses.

II. Permitted Uses:

- A. The basic provisions of Section A36.14.020 of the Zoning Ordinance listing the principally permitted, accessory and conditional uses of the Commercial – Office District or CO District shall apply.
- B. The provisions of Section A36.12.020 listing the principally permitted, accessory and conditional uses for the Single-Family (R1) District shall apply.
- C. The provisions of Section A36.12.020 listing the principally permitted, accessory and conditional uses for the Multiple-Family (R3) District shall apply. Multiple-family uses may be developed using R3-1 densities.

III. Design Criteria:

The basic provisions of Section A36.12.030(a) (Single-Family Residential), Section A36.12.030(c) (Multiple-Family Residential) and Section A36.14 (Commercial Zones) shall be adhered to with the following additions and exceptions:

- A. There shall be a minimum front yard of at least 10' from right-of-way. A minimum of 50 percent of the front yard shall be landscaped. All landscaping shall comply with the City's Landscape Guidelines. At least 50 percent of all landscaping shall be drought-tolerant, water-conserving species.
- B. The rear yard shall equal the wall height of any new multiple-family residential building, as required by the R3 (Multiple-Family Residential) zoning standards. An additional setback of 10' along rear property lines is also required.
- C. The maximum height for any new building shall be 35'.
- D. Any new building shall be designed to minimize the visual and physical impacts to adjacent single-family residences. The building design shall include appropriate design elements such as sloping roofs; appropriate balcony and window location and size; and elements such as trellises and landscaping along the building wall facing the adjacent single-family residences.
- E. Any windows on the third floor which face the backyard of neighboring properties shall utilize glazing which is frosted. A detailed sight line study shall be submitted for any new three-story building which demonstrates compliance with this requirement.
- F. A minimum of 55 percent of the lot must be devoted to landscaping for residential uses and a minimum of 25 percent to landscaping for office uses. A mixture of appropriate evergreen and deciduous screening trees, in addition to landscaping, shall be required in this landscaping area. The landscaping plan shall help screen the view of any new buildings from adjacent single-family homes, through appropriate landscaping and tree selection and placement.
- G. Any active open space recreation areas shall be located to the rear of the Grant Road properties.

- H. A 7' high sound wall is required at the rear property line of properties adjacent to single-family uses where feasible.
- I. Any new buildings and parking areas shall have strong pedestrian connections to Grant Road. Pathways shall have adequate lighting and appropriate landscaping to ensure safe and convenient pedestrian access to Grant Road.
- J. Any new walls, fences or landscaping proposed along Grant Road shall be designed to maximize visual interest and to provide adequate buffering and screening between residential units and Grant Road. Parking areas are to be screened from Grant Road and adjacent residential uses.
- K. Any property which contains Heritage trees is subject to the City's Heritage Tree Ordinance. An arborist report shall be submitted as part of any development application. The arborist report shall be prepared according to accepted City standards and shall include recommended tree maintenance and tree preservation strategies.
- L. The adaptive use of existing residential structures for offices may be permitted if modifications and redesign are effectively accomplished to ensure a permanent, quality office use. Any proposed adaptive use of residential structures for office uses shall meet all relevant Building and Fire Codes in addition to City parking standards.
- M. Any new development shall be lit in accordance with a detailed site plan. The site plan shall show light levels on the entire site and will be further supported by certification that the lighting equipment is operating as designed and is not causing inappropriate off-site glare. Lighting devices shall be protected by weather- and vandalism-resistant covers.
- N. Property owners shall be required to achieve common access with adjacent properties (where feasible) and coordinate parking lot design and landscaping to create a unified look along this stretch of Grant Road.

Area B

Residential Uses South of Martens Avenue

I. Objectives:

- A. To ensure development of a quality, low-density residential development offering variety, a sense of community and ownership potential.
- B. To provide attractive, effective noise and visual buffers along Grant Road.
- C. To minimize access to Grant Road.
- D. To preserve existing residential structures and the existing convalescent hospital use.

II. Uses:

- A. The basic provisions of Section A36.12.020 (Single-Family Residential) of the Zoning Ordinance listing principally permitted, accessory and conditional uses of a Single-Family Residential District or R1 District shall apply with density not to exceed six dwelling units per net acre.
- B. The existing convalescent hospital is to be considered a permanent, compatible use for the area.
- C. Nonpermitted uses or uses not otherwise covered shall be subject to the nonconforming provisions of the Zoning Ordinance.

III. Design Criteria:

The general provisions of the R1 Zone, Section A36.12.030(a) (Single-Family Residential), shall be used as guidelines with the addition and exception of the following:

- A. Lot layout and building design shall address the problems of access, noise and buffering. Cluster development shall be encouraged, but more conventional single-family subdivision may be considered if adequately designed to address the problems.
- B. Effective use of building orientation, landscaping, mounding and decorative masonry walls shall be employed to minimize noise impaction from Grant

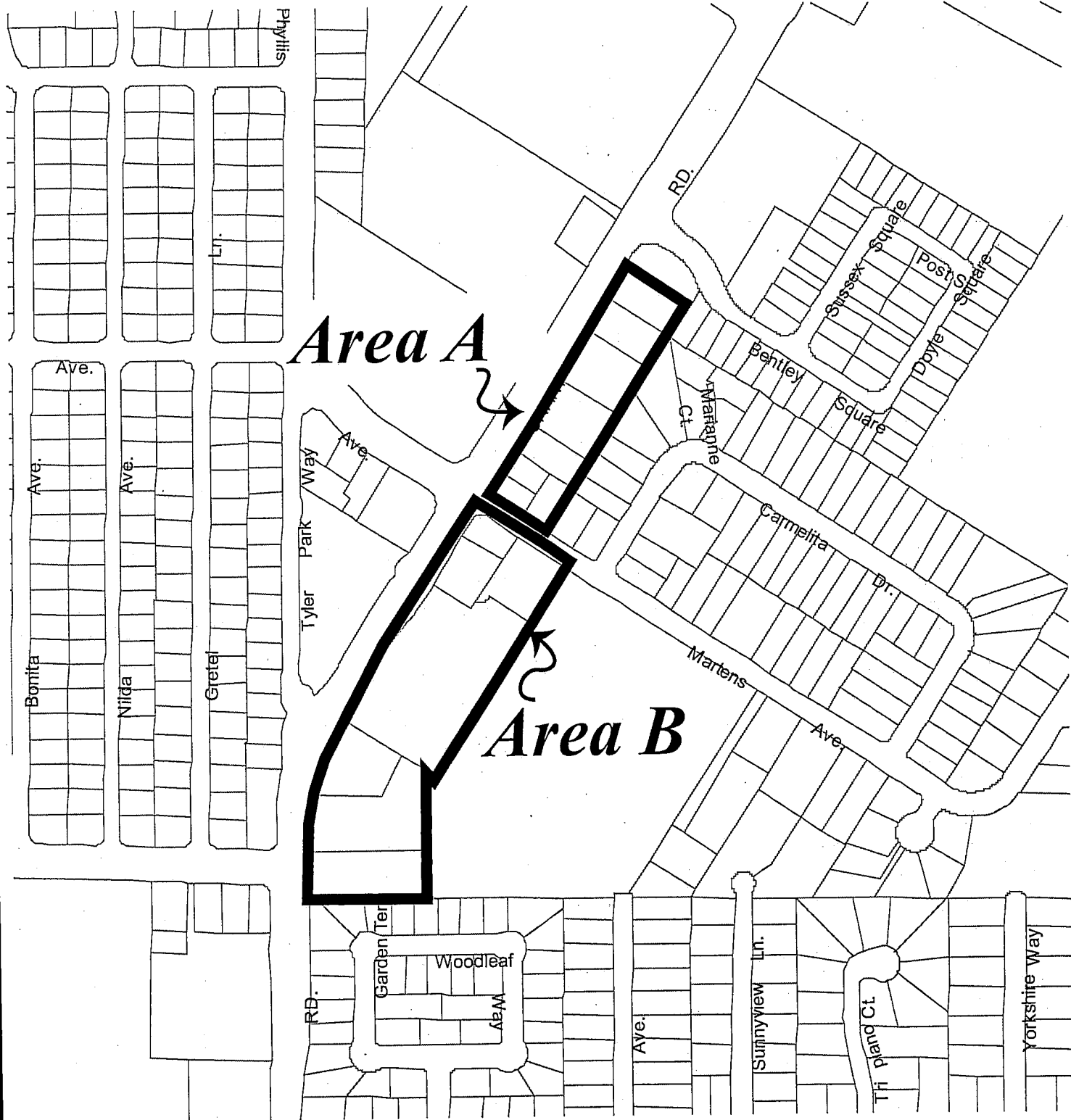
Road. Interior noise levels shall not exceed the City's 45 dB(A) L_{dn} interior noise standards.

- C. Access to Martens Avenue is encouraged, but a single access to Grant Road may be approved if it is demonstrated that it will enhance the overall quality and livability of the uses.

IV. Administration:

Administration of this Precise Plan, including review of any specific projects, shall be in accordance with Division V of Chapter 36 of the City Code, Zoning Ordinance Administration. Development plan submitted as part of the PC application shall include site plans of adjacent properties showing how development, both existing and potential, can be sited, how parking and access can be shared, how noise buffering can be achieved and (in Area A) how remaining residential uses can be screened from office uses.

PRE-PLAN-1
Grant-Martens-PP^



Grant-Martens Precise Plan Area

