

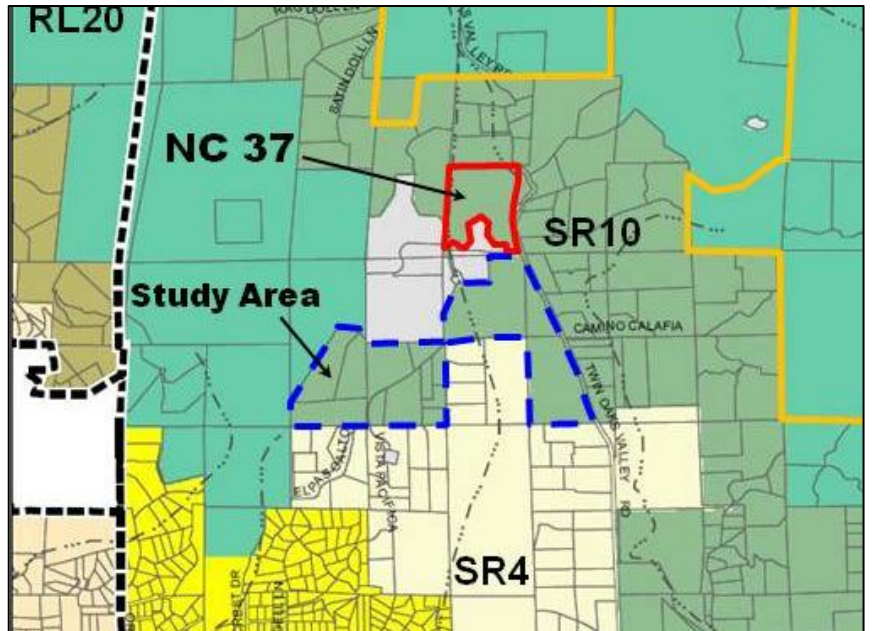
# NC37 and Study Area

Existing GP Designation(s)	SR10
Requestor(s) Position: Support workplan designation	
Area (acres): 156 [26 PSR; 130 study area]	
# of parcels: 14	

Workplan Designations Evaluated	SR4
CPG Position	Oppose
Opposition Expected	Yes
# of Additional Dwelling Units	30
<b>Complexity</b>	<b>Low</b>

**Discussion:** NC37 is a 26-acre property in the Twin Oaks community and the community sponsor group voted to oppose the property owner's request to change to SR4. However, staff found that the requested change to SR4 can be considered consistent with the General Plan guiding principles because the area already contains numerous properties at a density similar to SR4 and the proximity of the community to more urban area to the south. However, for consistency, a 130 acre study area is also recommended for consideration with this request. The change to SR4 would increase the dwelling unit yield for the entire area by 30 units.

Existing General Plan Designations:



Workplan Designations Evaluated:

