

# Beltramo Ranch

## General Plan Amendment Pre-Screening

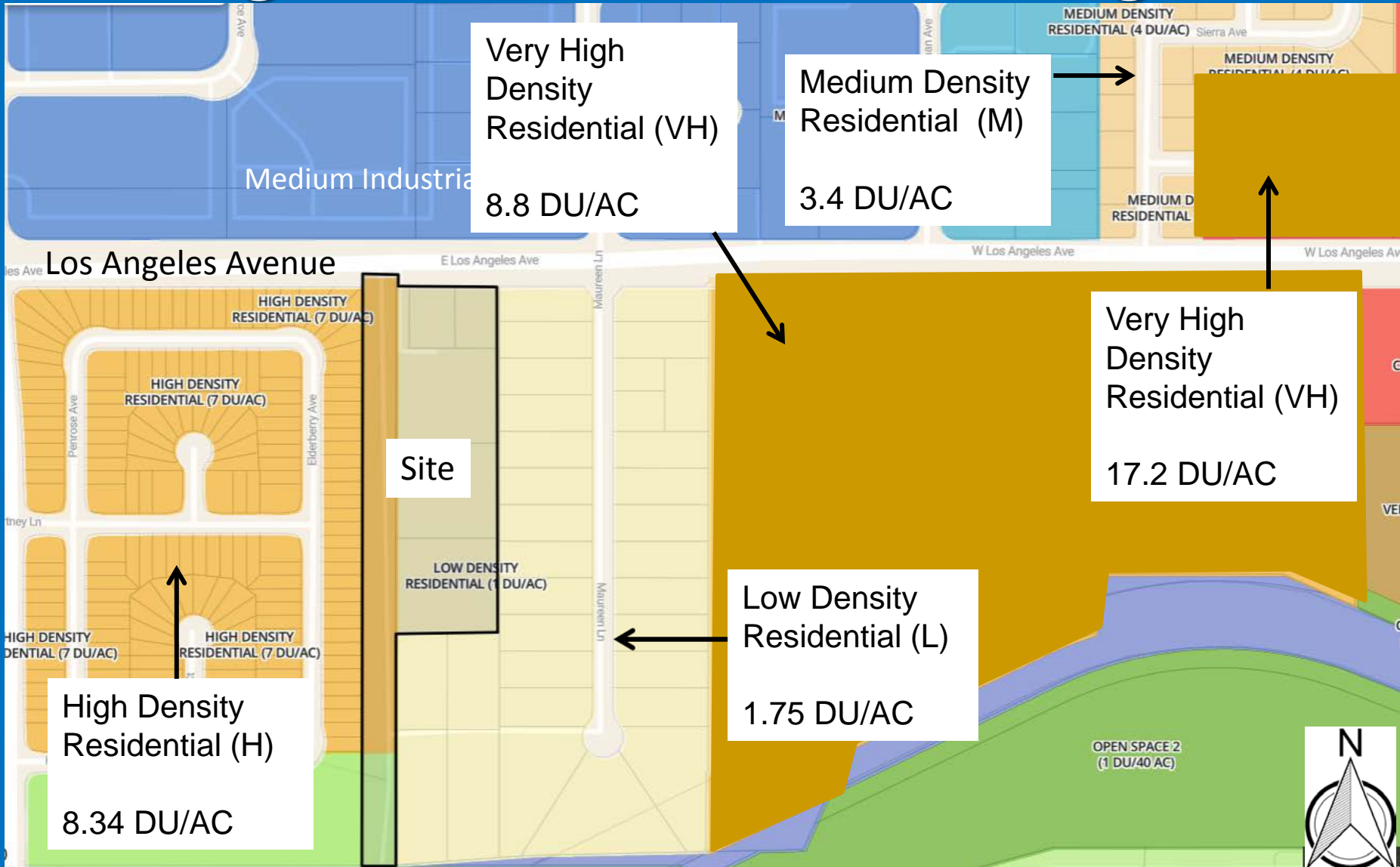
Jay Deckard  
(For Warmington Residential)



# Site Location

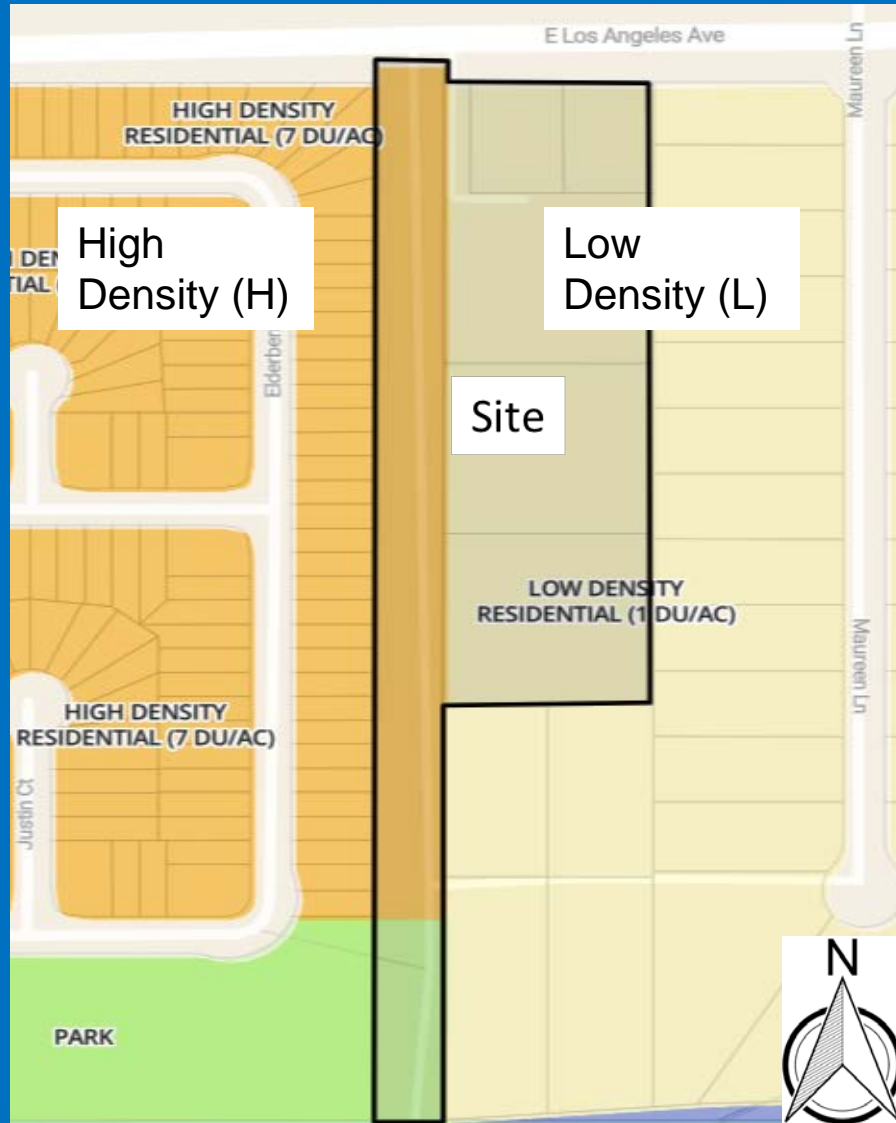


# Existing General Plan Land Use Designation

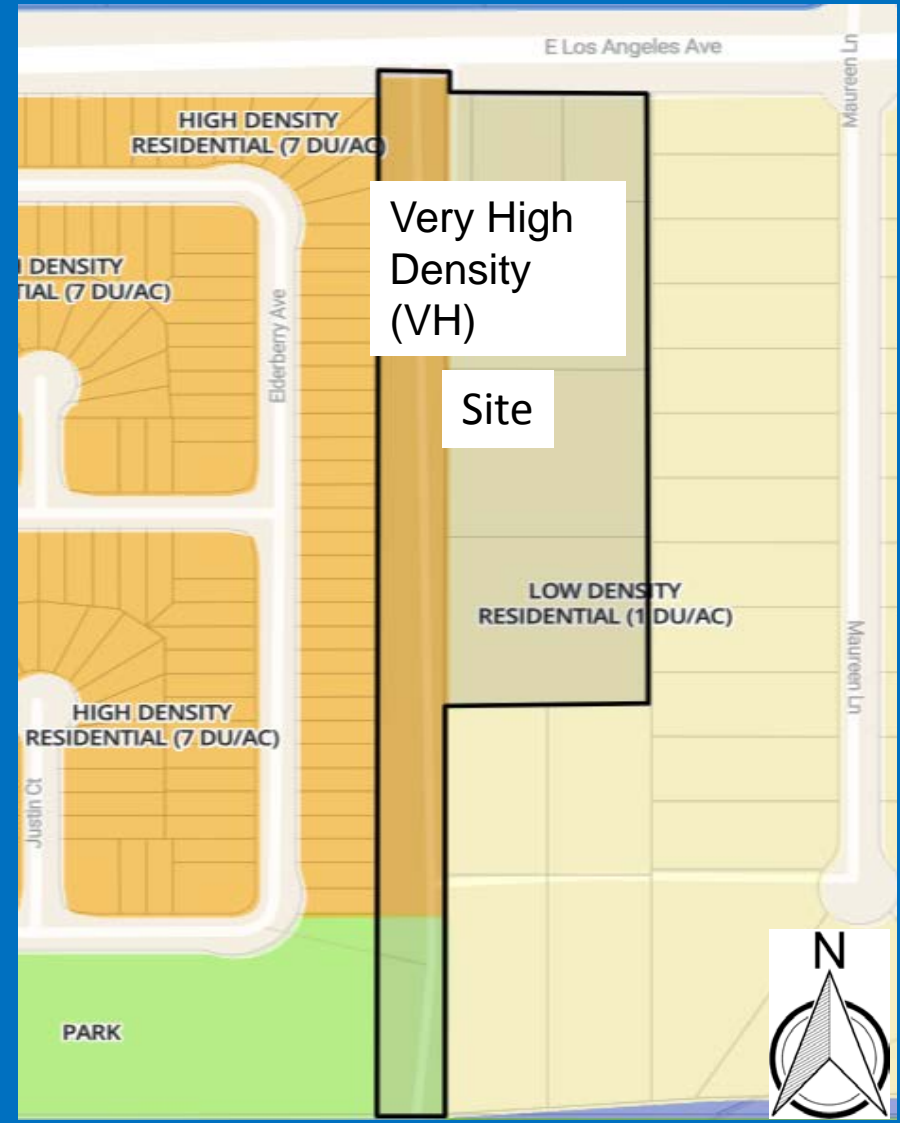


# General Plan Land Use Designation

## Existing

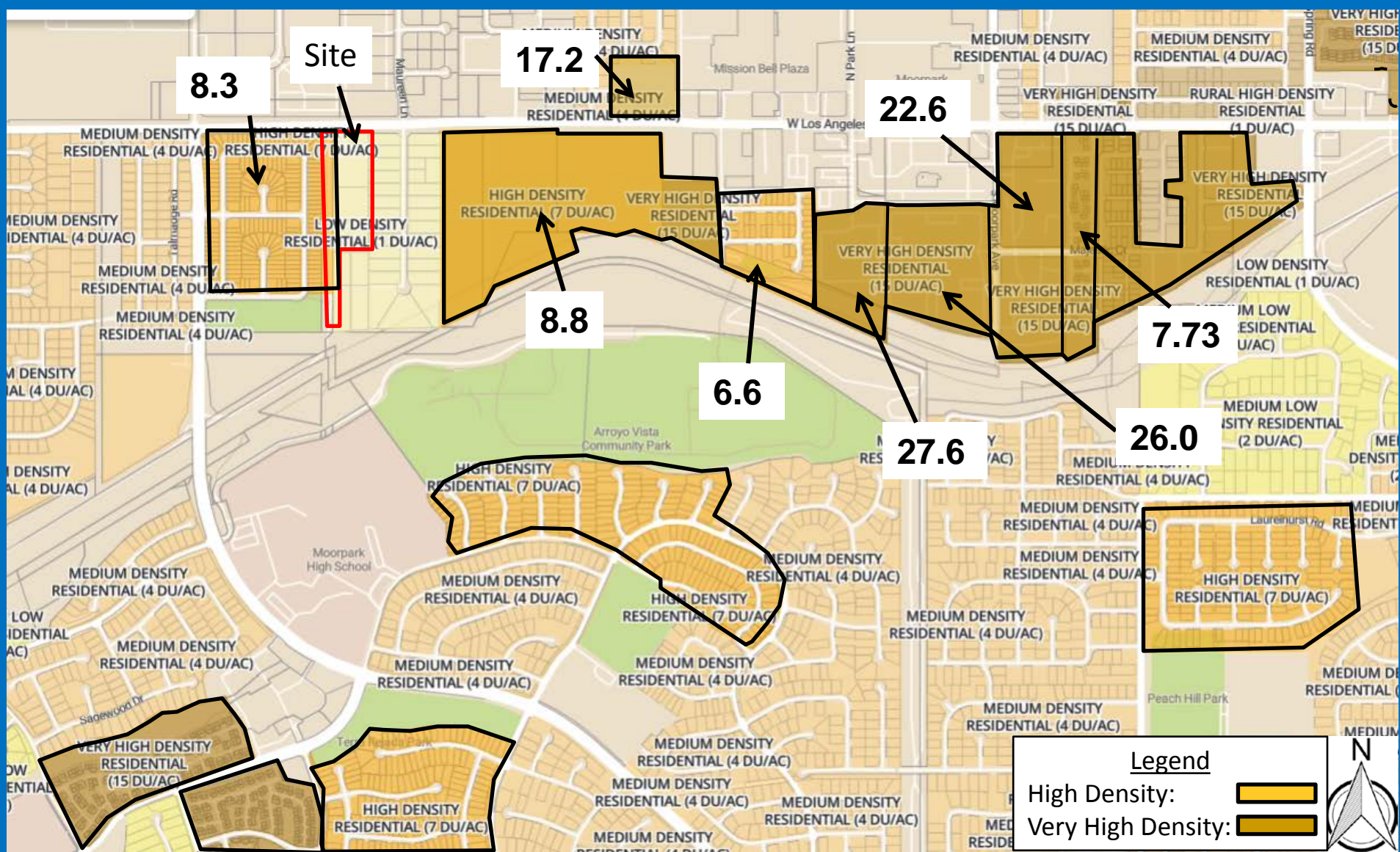


## Proposal





# Actual or Approved Density



# Conceptual Plan



# Comment Letters

- Received 50 comment letters
  - 7 letters in support
    - Opportunity for more housing
    - Additional jobs
    - Enable home ownership
  - 43 letters in opposition
    - Neighborhood Compatibility
    - Traffic
    - Design Consideration
    - Over crowding



# Recommendation

- It is recommended that the Community and Economic Development Committee recommend that the City Council authorize the filing of a General Plan Amendment application for this project to change the land use designation to Very High Density residential.