

CITY OF
HAYWARD
HEART OF THE BAY

Zone Change Application No. PL-2009-0277
Route 238 Bypass Land Use Study
Special Design Overlay District SD-7 Hayward
Foothills Trail

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Planning Division
Development Services Department



- On May 28, the Planning Commission recommended approval to the City Council on all aspects of the Route 238 Bypass Land Use Study with one land use and zoning change

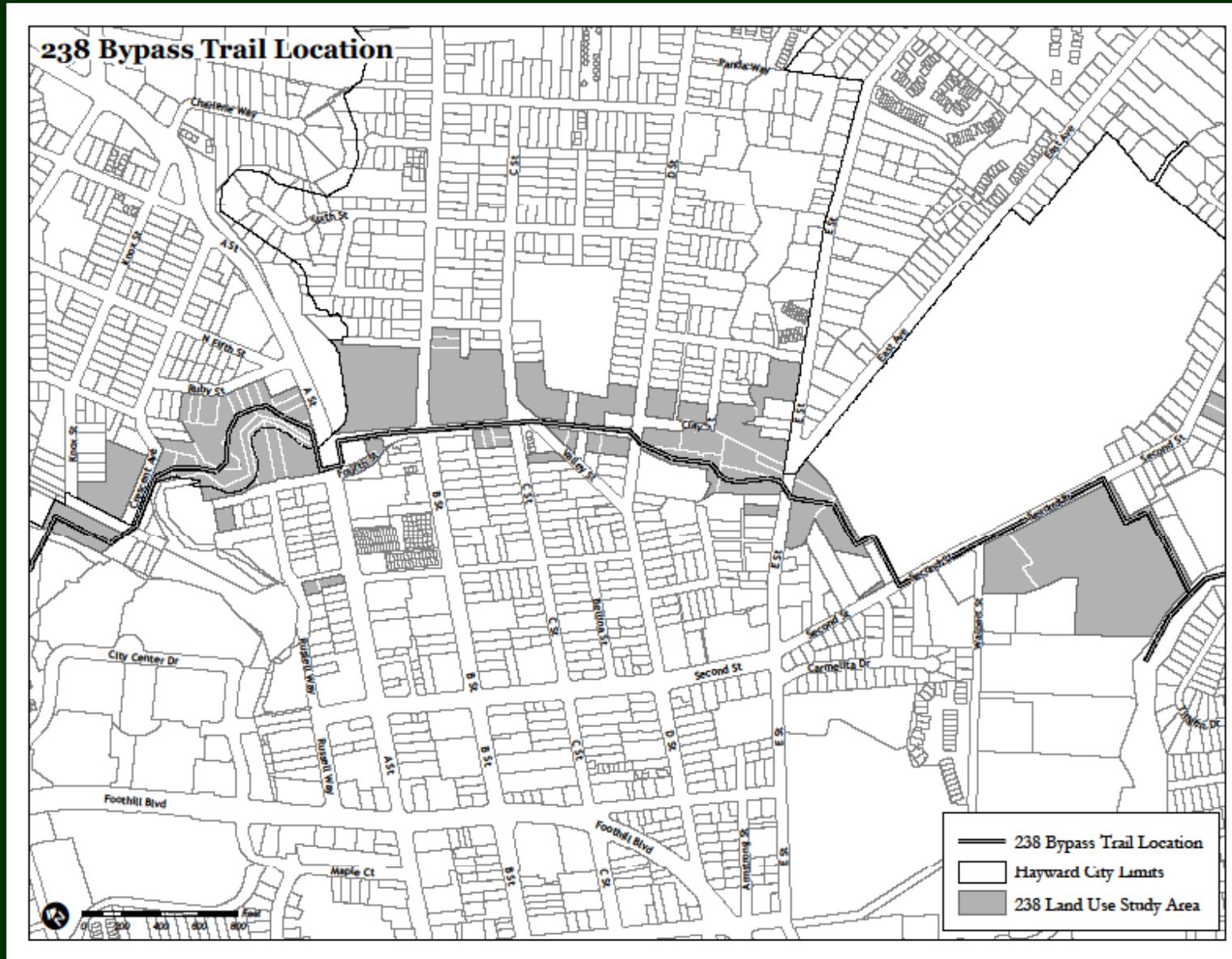
-AND-

- Requested an additional Zone Change to create a Special Design Overlay District, SD-7 for the Hayward Foothills Trail.



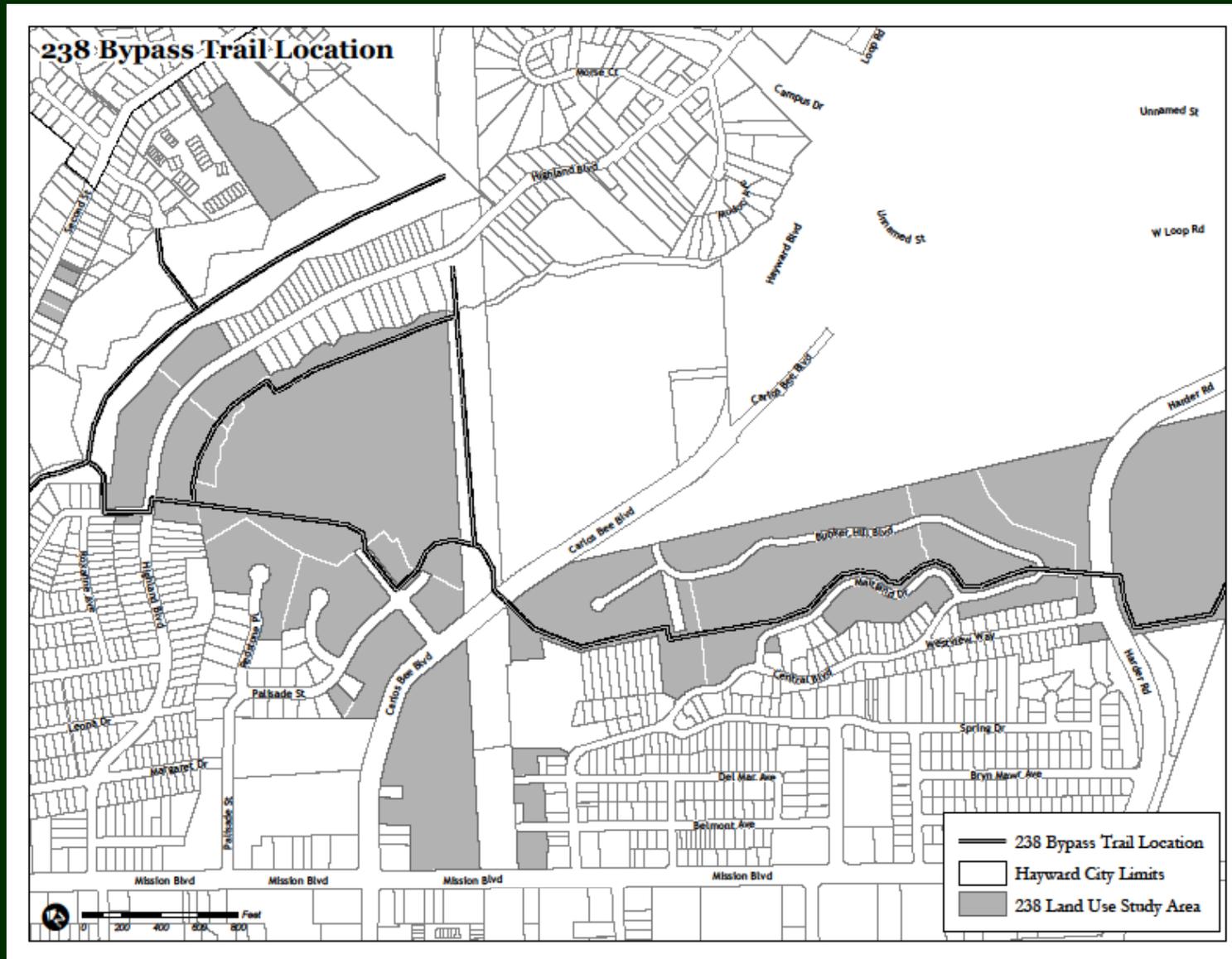
Rt. 238 Bypass Land Use Study

Zone Change



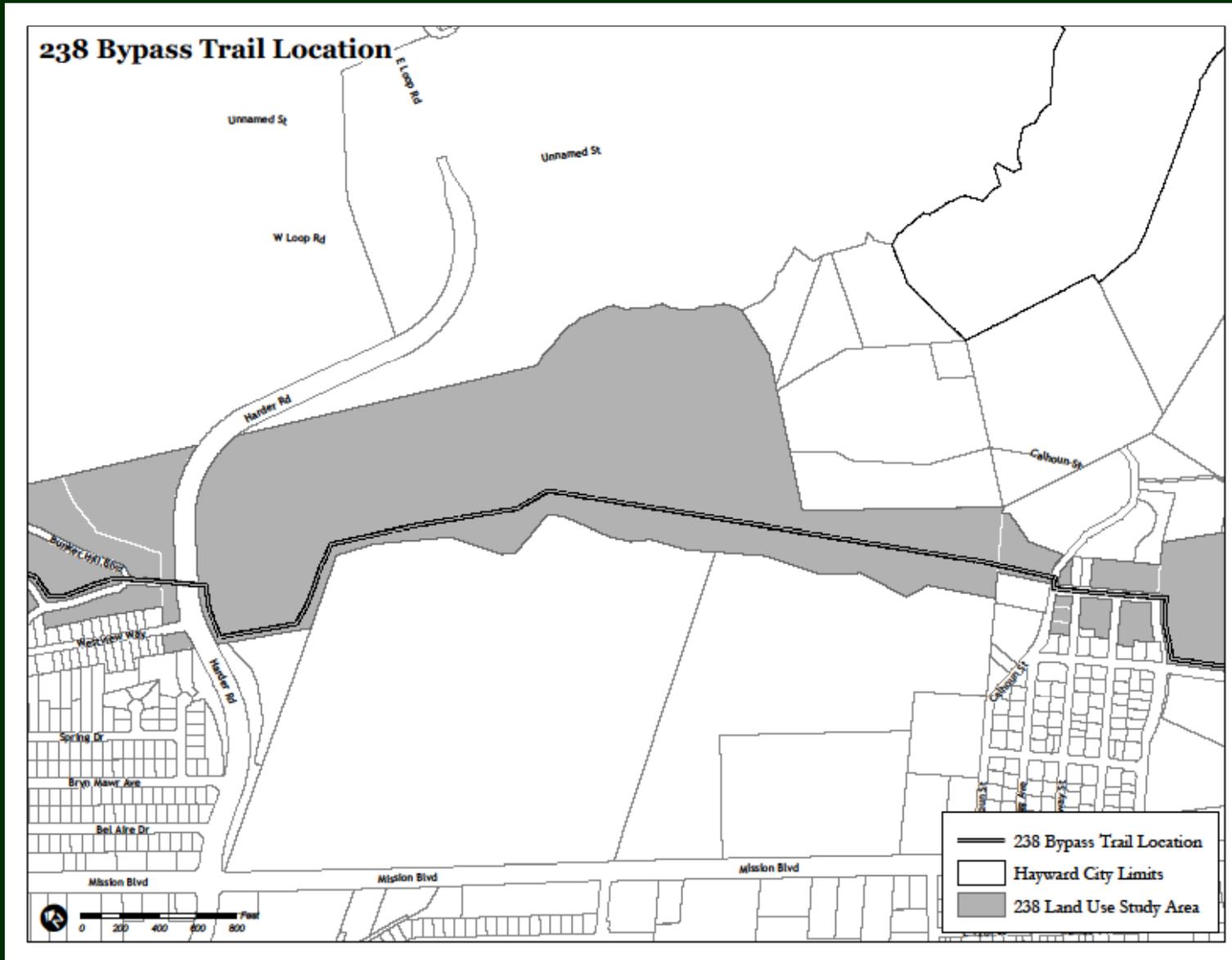
Rt. 238 Bypass Land Use Study

Zone Change



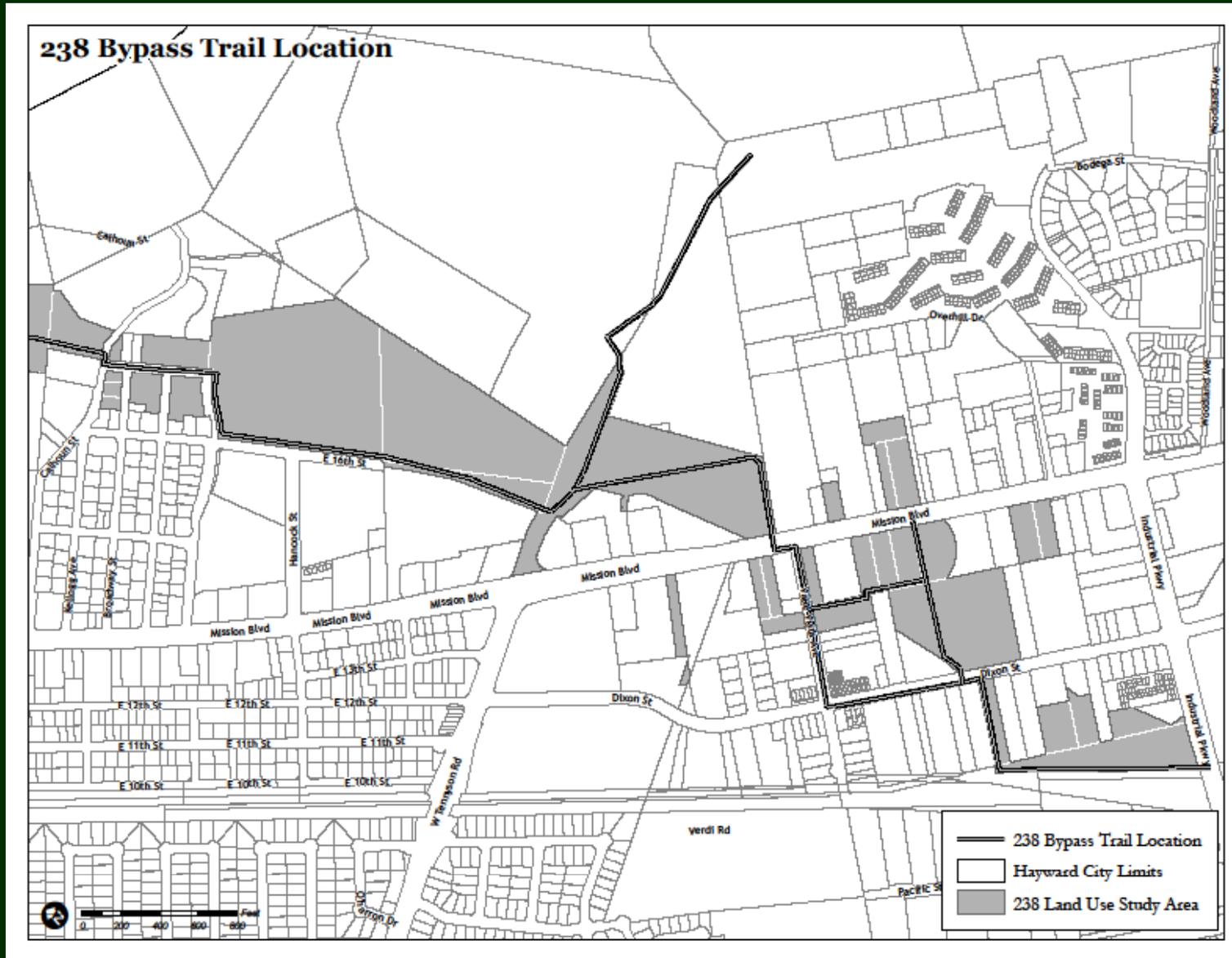
Rt. 238 Bypass Land Use Study

Zone Change



Rt. 238 Bypass Land Use Study

Zone Change



Purpose

To ensure orderly development of a continuous trail as properties involved in the 238 Bypass Land Use Study are developed

Development Standards

- ❖ 16-foot wide trail within 20-foot wide area
- ❖ Located to maximize development on that property
- ❖ Multi-use for pedestrians and bicycles
- ❖ Developed in coordination and approved by HARD



Staff Recommendation

That the Planning Commission rely on the previously approved environmental documents and recommend approval of the Zoning text Amendment for the Special Design Overlay District, subject to the required findings

Next Steps

The Planning Commission's recommendation form may 28 and tonight will be forwarded to the City Council for consideration on June 30.

