

NOTICE OF PUBLIC WORKSHOP TO CONSIDER THE REZONE OF CERTAIN COMMERCIALY ZONED PROPERTIES ALONG OAKDALE ROAD AND YOSEMITE AVENUE TO EITHER THE NEWLY CREATED MIXED USE – PEDESTRIAN ORIENTED (MU-P) ZONE, THE MIXED USE – HIGHWAY ORIENTED (MU-H) ZONE; OR TO AMEND THE EXISTING PLANNED DEVELOPMENT ZONES (PD) TO ALLOW R-3 (MEDIUM-HIGH DENSITY RESIDENTIAL) USES.

A **Public Zoom Workshop** will be held by the City of Modesto from **6:00 p.m. to 7:30 p.m. on Wednesday, August 30, 2023**, at the following link:

Join Zoom Meeting

<https://modestogov.zoom.us/j/82752396091>

Meeting ID: 827 5239 6091

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The workshop will outline a proposed amendment to Title X of the Modesto Municipal Code pertaining to the creation of two new Mixed Use Zones: 1) **Mixed Use – Pedestrian Oriented (MU-P)** and 2) **Mixed Use – Highway Oriented (MU-H)**. The purpose of each Mixed Use Zone is as follows:

- The **Mixed Use – Pedestrian Oriented** zone is intended to promote and guide the development of pedestrian-oriented, multifamily residential infill on lots or portions of lots that are currently developed or underdeveloped with C-2 (General Commercial) uses. The Mixed Use-Pedestrian Oriented zone is intended for areas located adjacent to streets that are not more than two (2) travel lanes in each direction.
- The **Mixed Use – Highway Oriented** zone is intended to promote and guide the development of multifamily residential infill on lots (or portions of lots) in areas that are currently developed with C-3 (Highway Commercial) uses. The Mixed Use – Highway Oriented zone is intended for areas located adjacent to streets that are more than two (2) travel lanes in each direction.

The workshop will outline a proposal to rezone certain properties along Yosemite Avenue and Oakdale Road from various Commercial zones to either the newly created **Mixed Use – Pedestrian Oriented (MU-P)** or **Mixed Use – Highway Oriented (MU-H)** zone; or to amend the respective Planned Development Zone (PD) zone to allow R-3 (Medium-High Density Residential) uses.

All persons interested are invited to attend the **Public Zoom Workshop** at the above time and place for more information. If you have questions regarding this proposed project, please contact Michael Hren, Principal Planner, at 577-5273 or, e-mail, mhren@modestogov.com.