

**NOTICE OF PUBLIC WORKSHOP TO CONSIDER THE AMENDMENT OF TITLE X OF THE MODESTO MUNICIPAL CODE TO CREATE TWO NEW MIXED USE ZONES; TO REZONE CERTAIN COMMERCIAL ZONED PROPERTIES ALONG MCHENRY AND SISK AVENUES TO EITHER THE NEWLY CREATED MIXED USE – PEDESTRIAN ORIENTED (MU-P), 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 Thursday, August 31, 2023**, at the following link:

Join Zoom Meeting

<https://modestogov.zoom.us/j/86910201284>

**Meeting ID: 869 1020 1284**

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(San Jose)

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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 also outline proposed amendments to various Planned Development Zones along the McHenry Avenue and Sisk Road commercial corridors. These amendments will add the R-3 (Medium-High Density Residential) as an additional by-right use to the respective Planned Development Zones. The purpose of adding R-3 (Medium-High Density Residential) as an additional by-right use (subject to development standards) to the respective Planned Development Zones is to facilitate the production of multifamily housing.

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 Diana Lowrance, Senior Planner, at 577-5267 or, e-mail, [dlowrance@modestogov.com](mailto:dlowrance@modestogov.com).