

Landmark's plans for housing grow

By LANE WALLACE
STAFF WRITER

The Watsonville acreage where a large industrial park was once planned could become the site of one of the city's largest housing developments.

Heritage Development Corporation, which earlier this year received approval to rezone 31 acres of its 105-acre project site from industrial to residential, now wants to rezone another 50 acres to residential.

The land, known as the Landmark property, is on the city's west side.

The application is being reviewed by the city staff and will go to the Planning Commission sometime this fall.

Scott Johnson, co-owner of Heritage, said there are "a lot of reasons" for the switch from industrial to residential, "all of them economic."

"Right now society says we've got enough industrial land" in Watsonville, Johnson said, adding that he feels there is a demand for housing.

If the latest application is approved, there would be about 81 acres in residential zoning, with

20 acres or so remaining as industrial land.

Heritage applied to build a development of single-family homes on the 31 acres, Johnson said, but is now revising its application to include some condominiums.

Development of the 50-acre site would also include condominiums, he said.

Johnson foresees an average density of 10 units per acre on the entire 81 acres.

"Some densities would be as low as three (units) and some as high as 14 per acre," he said.

Johnson acknowledged that there are a number of issues to be worked out before development can start, including environmental concerns and installation of roads.

He said it's conceivable that roads could go in as early as next summer. By the summer of 1991, he said, "I think you'll see a lot of houses out there" on the 31-acre site. Development of the 50-acre site "should follow immediately," he said.

Heritage owns some of the land in its project and has agreements with the other landowners to act on their behalf.