## PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING AUGUST 28, 2008

Prepared by: Steve Lindbeck, Project Planner

ITEM V-B:

GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT AND LARGE LOT TENTATIVE MAP – 2000 WESTSIDE DR (WRSP WESTPARK PHASE 3 & 4) – FILE # 2005PL-160 (GPA-000020, SPA-000013, RZ-000025, DA-000022, SUB-000044) (Continued from 8/14/08)

## <u>MEMORANDUM</u>

On August 14, 2008 the Planning Commission held a public hearing on the request by PL Roseville to amend the land use map for Westpark Phases 3 and 4. Due to the number of emails from project neighbors who were unable to attend the meeting, the Commission continued the public hearing to August 28, 2008 to provide an opportunity for additional public testimony. The Commission also asked for staff to prepare a more simplified graphic to compare the existing Phases 3 & 4 to the proposed.

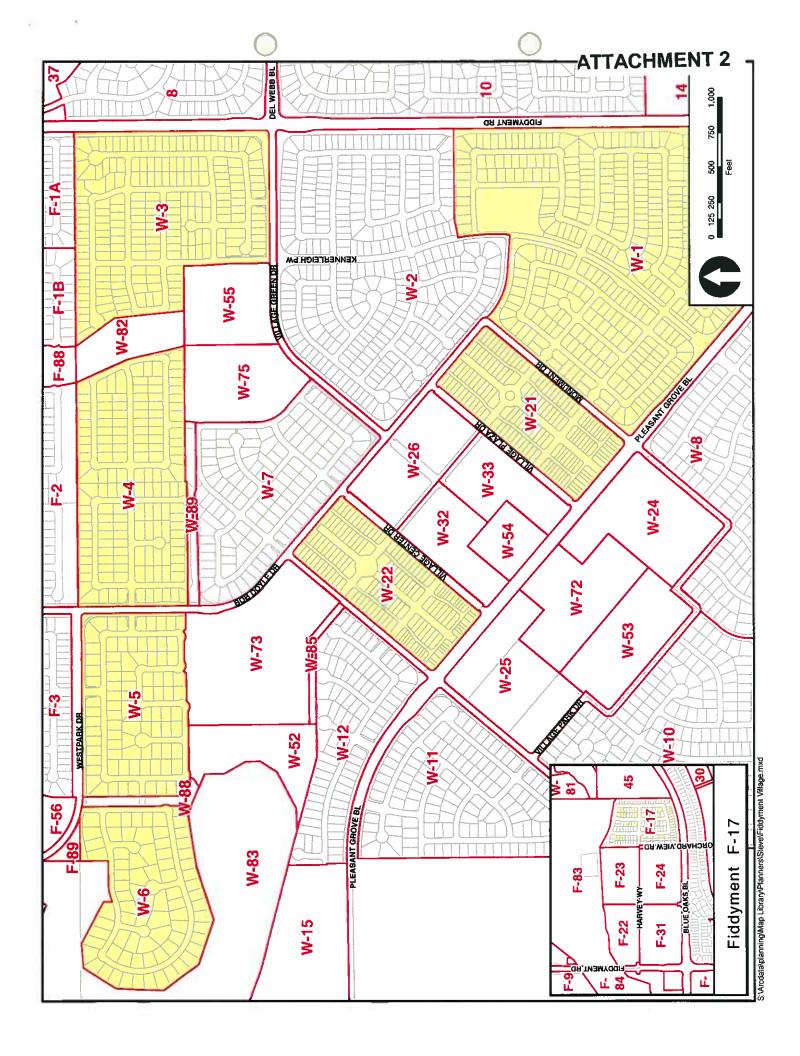
Staff has prepared a new table that presents the existing and proposed residential data for a side-by-side comparison. And because several comments on August 14 referred to the character of existing neighborhoods, we have also prepared a reference set of photos and descriptions of typical houses in the area.

**Attachment 1** consists of the existing-proposed land use map and a table which compares for each parcel the existing and proposed land use densities, acres, and units, with the unit change also indicated. The table also compares totals for Low Density, Medium Density, High Density land uses, total residential units for Phase 3 & 4, and for the West Roseville Specific Plan as a whole. The unit change totals are also expressed as change percentages.

**Attachment 2** includes a locator map and a set of character studies of several Westpark neighborhoods, as well as one in Fiddyment Farm. The photos and descriptions show the "as-built" conditions for several different lot widths and product types.

## Summary of Phase 3 & 4 Land Use Changes

	Existing				Proposed			
Parcel	Land Use (Density)	Acres	Units	Parcel	Land Use (Density)	Acres	Units	Unit Change
6-M	LDR 3.0	32.68	95					- 95
W-13	LDR 3.5	16.97	09	W-13A	LDR 4.8	21.2	101	+41
				W-13B	LDR 4.0	30.0	120	+ 120
				W-13C	LDR 4.3	13.6	58	+ 58
W-14	LDR 3.6	31.88	115					- 115
W-15	LDR 2.9	27.20	88	W-15	LDR 4.6	35.3	161	+81
W-16	MDR 7.8	20.58	160	W-16	HDR 20.0	10.2	208	+ 44
W-17	LDR 4.6	46.69	210	W-17A	MDR 7.1	13.1	92	- 118
				W-17B	LDR 4.8	40.2	190	+ 190
				W-17C	LDR 4.1	24.9	102	+ 102
W-18	LDR 3.9	71.89	280	W-18A	MDR 7.3	14.7	107	- 173
				W-18B	LDR 4.8	43.9	208	+ 208
				W-18C	LDR 4.3	25.2	107	+ 107
W-19	MDR 7.5	22.61	165	W-19	HDR 20	12.6	252	+ 87
W-28	HDR 19.4	0.6	175					- 175
W-29	HDR 18.8	8.0	150					- 150
Low Den	Low Density Residential	227.31	840			234.3	1047	+207 (+25%)
Medium Den	Medium Density Residential	43.19	325			31.7	199	- 126 (- 39%)
High Den	High Density Residential	17.0	325			26.2	460	+ 135 (+ 42%)
Phas	Phase 3 & 4 Totals	287.5	1490			292.2	1706	+216 (+15%)
	WRSP Totals		8468		AND AND THE PARTY OF THE PARTY	-	8671	(%7 6 +) 506 +







Village W-1 – Del Webb – LDR 4.6 – RS/DS 45 ft wide lots (and wider) All one-story houses with two-car garages, small front and rear yards





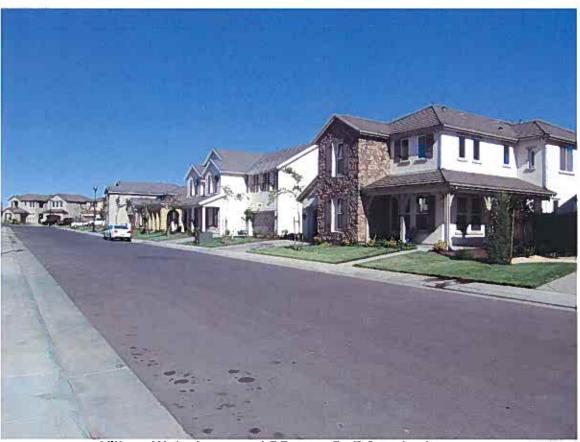
Village W-3 – Centex – LDR 5.2 – RS/DS 50 ft wide lots One-story and two-story homes, two-car garages, small front and rear yards





Village W-4 – Centex – LDR 4.7 – R1/DS 60 ft wide lots
One-story and two-story houses, two-car garages, medium front and rear yards



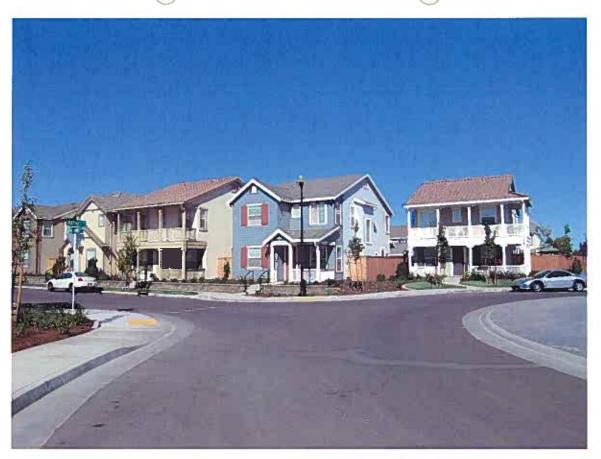


Village W-5 – Lennar – LDR 3.9 – R1/DS 70 ft wide lots One-story & two-story houses, two & three-car garages, large front & rear yards





Village W-6 - Lennar - LDR 3.4 - R1/DS 75 ft wide lots
One-story & two-story houses, three-car garages, large front & rear yards





Village W-21 - Pulte - MDR 8.2 - R3/DS 35 ft wide lots Two-story houses, two-car rear garages, no front yard, small rear yards





Village W-22 – Lennar – MDR 8.3 – R3/DS 35 ft wide lots Two-story houses, two-car rear garages, no front or rear yards





Village F-17 – Signature – MDR 7.5 – RS/DS 40 ft wide Z-lots (alternate wide at front & rear) – Two-story houses, two-car garages, small front and rear yards