

ITEM IV-B: DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 2700 PLEASANT GROVE BOULEVARD – WRSP WESTPARK VILLAGE 15B – PL14-0103

REQUEST

The applicant requests approval of a Design Review Permit for a Residential Subdivision to construct 77 detached homes and establish unit design and development standards for the subdivision.

Applicant/Property Owner – Rob Wilson, Meritage Homes of California

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision; and
- B. Approve the Design Review Permit for Residential Subdivision subject to six (6) conditions of approval.

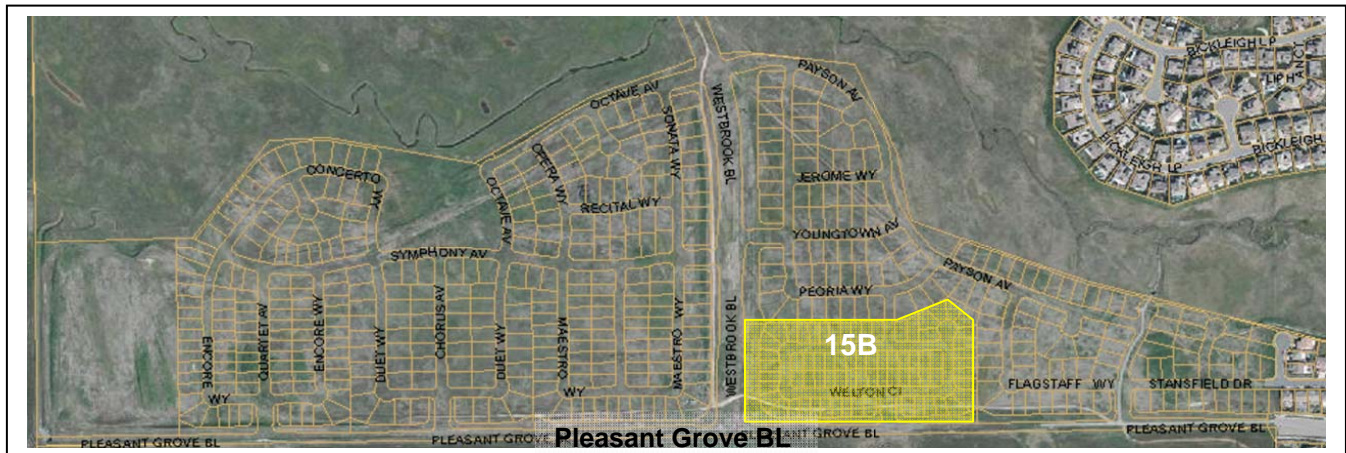
SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located in Westpark Phase 3 on Parcel 15 of the West Roseville Specific Plan (WRSP). On November 18, 2010, the Planning Commission approved a request to modify the 139-acre Westpark Phase 3 portion of the Specific Plan, including increasing the density of Parcel W-15 from 3.7 to 5.2 units per acre. With that request, 224 units zoned Small Lot Residential/Development Standards (RS/DS) were approved for construction on Parcel 15 over three phases (15A: 83 lots; 15B: 77 lots; 15C: 64 lots). At that time, the applicant anticipated that Village 15B would be developed with modified development standards to provide a range of housing types and lot sizes. Accordingly, a condition was added to the project requiring approval of a Design Review Permit for a Residential Subdivision (DRRS) prior to development of Village 15B. The applicant is currently requesting approval of a DRRS to construct 77 detached homes pursuant to Condition #4 of the West Roseville Specific Plan Phase 3 Amendment (File# 2010pl-050).

Figure 1: Vicinity Map



SITE INFORMATION

Location: 2700 Pleasant Grove Boulevard, WRSP Village 15B

Total Size: 12.6 acres (Lots 84 -155 167-170, and 174)

Topography: The subject parcel is comprised of relatively flat topography ranging from approximately 100 feet to 108 feet above mean sea level. There are no native oak trees on the site.

EVALUATION – DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION

The General Plan lists the RS zoning designation as an implementing zone for the LDR land use. In general, LDR densities over 5 units per acre dictate that the zoning is RS and not R1, as there is typically not sufficient space for the lots to meet the R1 development standards. With the Westpark Phase 3 project, densities for individual villages were calculated independently; and, because Village 15B has a density of 6.1 units per acre, the applicant anticipated that there would be deviations from the RS Development Standards. Accordingly, a requirement for a DRRS was placed on the project to ensure the proposed lot sizes would be adequate for development.

Presently, Meritage Homes proposes to develop Village 15B on 12.6 acres located north of Pleasant Grove Blvd and east of Westbrook Blvd. The units will be situated towards the front of the lots with garages accessed from the street and active outdoor space to the rear of the homes (see Exhibit A). Based on current market conditions, the applicant has designed a product that is slightly smaller than originally anticipated but with building layouts identical to other single family developments located throughout the WRSP. As such, with smaller building footprints than originally expected, the project will comply with the WRSP modified RS Development Standards and no deviation from these standards is requested.

Table 1: RS Development Standards (LDR)

	West Roseville Specific Plan Standards
Lot Area – interior	3,600 sf minimum
Lot Area – corner	4,400 sf minimum
Lot Width - interior	45' minimum
Lot Width – corner	55' minimum
Front Setback	15' to living space and side wall 18' minimum driveway with roll up door
Side Setback	5' interior 12.5' street side corner
Rear Setback	10' minimum with minimum useable open space of 450 sq. ft.
Site Coverage	n/a
Height	35' maximum

Streetscape: The detached homes will be designed with three separate architectural styles for each of the five floor plans and will range in height between 24 to 29 feet (see Exhibit A). To further emphasize façade articulation, the homes will have varying front elevations with differing porch layouts. Functional porches have been incorporated into the design specific to each plan, with several variations

between models to provide additional variety to the overall plan mix. Enhanced features are provided on all elevations, with special consideration for side elevations visible from the street. In addition, the units will be setback 15 feet, with first floor staggers and varying building entry locations to provide for additional variation in the streetscape.

Figure 2: Typical Streetscape



The designs of the detached homes are consistent with other product types that will be located within the adjacent subdivisions and staff does not recommend any changes to the proposal.

Color and Materials: The development will offer five floor plans and three architectural styles consisting of Spanish, Mediterranean and French Country. Each style will have at least three distinct color schemes, for a minimum of forty-five different street presentations. To maintain consistency with the architectural design concept of the neighboring homes constructed in Phases 1 and 2, similar color schemes (consisting of light earth tone shades) will be used throughout the three developments. Due to the number of possible color schemes the applicant has not provided a complete list of color options; however, examples of the colors are reflected in Figure 2 and Exhibit A.

In addition to the color scheme, special attention was given to the architectural detailing and façade articulation on the front and street side elevations. As such, the unit designs provide a variety of decorative embellishments (i.e. shutters, corbels, planter boxes, gables, and themed garage doors), exterior finishes (i.e. stucco, concrete tile, cement lap siding and stone), building projections, and varied roof forms, creating a diverse streetscape that provides visual interest.

Plan Types: The five proposed floor plans will offer 3 – 5 bedroom units ranging in size from 2,000 to 2,500 square feet. Plans 1 and 2 will have covered porch areas, Plans 4 and 5 will have covered entries, and Plan 3 will have a covered entry off to the side of the home. All of the units will be two stories and every floor plan will fit on each lot. As such, the applicant will not pre plot the subdivision and will build homes based on market demand. The rear yard space will range in size from approximately 450 sq. ft. to 900 sq. ft. comparable to lots located in the surrounding Villages. Five lots from Village 15C have been included into this project and were processed with the Village 15B Final Map due to required site improvements. The five lots located within Village 15C will not be developed with the proposed unit design and will consist of larger models previously contemplated for the village.

Parking: All units will have an attached two car garage at the front of the unit and will provide a minimum 19' long driveway to provide adequate space for vehicles to park within the driveway. In addition, the garages will be recessed from the living area and front porch elements to provide additional wall plane variations.

Landscape: The subdivision will have attached sidewalks with street trees, shrubs and groundcover consistent with the WRSP Landscape Guidelines.

FINDINGS

This project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the West Roseville Specific Plan (WRSP). Staff has reviewed the project for consistency with all applicable standards and found that the project, as

proposed and conditioned, complies with the applicable guidelines. Zoning Ordinance Section 19.78.060.B stipulates that two (2) findings must be made in order to approve a DRRS. The required findings for a DRRS are listed below in ***bold italics***.

1. ***The residential design, including the height, bulk, size and arrangement of buildings is harmonious with other buildings in the vicinity.***
2. ***The residential design is consistent with applicable design guidelines.***

CONCLUSION

Staff has reviewed the development plans for Parcel 15B and found them to be consistent with the applicable standards and guidelines. In addition, the proposed designs are similar to other housing products located in the adjacent villages, but will incorporate various design elements to create a unique identity. As discussed above and with the following conditions, staff supports approval of the proposed project.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review per Section 15182 of the California Environmental Quality Act (CEQA) Guidelines as a residential project pursuant to a Specific Plan for which an EIR has been certified. The West Roseville Specific Plan EIR (SCH# 2002082057) was certified by the City of Roseville on February 4, 2004.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact as stated in the staff report for the Design Review Permit for Residential Subdivision – 2700 Pleasant Grove Blvd, WRSP Westpark Village 15B – PL14-0103;
- B. Approve the Design Review Permit for Residential Subdivision – 2700 Pleasant Grove Blvd, WRSP Westpark Village 15B – PL14-0103 subject to the six (6) conditions listed below;

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION PL14-0103

1. The unit designs for Westpark Phase 3 Village 15B are approved as shown in Exhibit A. (Planning)
2. This permit shall expire on the same date as the Tentative Map for Westpark Phase 3 (SUB-000147). Prior to said expiration date, the applicant may apply for an extension of time, provided that this approval shall be extended for no more than one year from November 18, 2014. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. Tentative map includes 15B and some lots in 15C. A Certificate of Compliance for 15C will be required prior to any construction of homes in 15C. (Environmental Utilities)
4. To provide for variation along the streetscape, no two identical unit designs shall be located adjacent to one other.
5. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

6. The project shall comply with all applicable mitigation measures required by the West Roseville Specific Plan certified by the City of Roseville on February 4, 2004. (All Departments)

Attachments

1. Conceptual Plant Schedule
2. Village 15B Subdivision Map

Exhibit

- A. Architect's Design Packet (Typical Streetscape, Lot Layout, Floor Plans, Elevations)

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.