

# MEMORANDUM

**To:** Mayor and City Council  
**Through:** Kari Kent, Deputy City Manager  
**From:** John Wesley, Planning Director  
**Date:** August 18, 2014  
**Subject:** Summary of P&Z Board review and action on cases GPMinor14-010 and Z14-037 for Crescent Ridge, now identified as Mulberry, located at 10000 to the 10800 blocks of East Guadalupe Road (north side). Located north of Guadalupe Road between Signal Butte Road and Crismon Road (172.5± acres).

Attached for your review are the minutes, staff report, list of conditions of approval and related exhibits for the proposed minor general plan amendment and rezoning case for Crescent Ridge, now identified as Mulberry. The 172± acre property is divided into five parcels. Parcels one through four are proposed to be developed by Blandford Homes and Parcel 5 has a different owner and will be developed in the future. The plan provided for parcels one through four, is a total of 128± acres and is proposed to have 545 lots and parcel five to be developed in the future will have an additional 511 residential units for a total of 1,056 residential units.

In the staff report for the July 16, 2014 Planning and Zoning meeting, staff recommended continuance of the Crescent Ridge project to the August 20, 2014 meeting. The continuance recommendation came after more than four iterations of layout, product type, and street connections. The project has been in a constant state of change as the applicant decided what they wanted their project to look like and the type of products they wanted to build. Therefore Staff recommended continuance of the case to fully review and prepare for all next steps.

At the study session of the Planning and Zoning Board on July 15, in a effort to accommodate the applicant's timeline, staff provided the Board a list of possible conditions of approval in case the Board wanted to move the case forward. At the July 16<sup>th</sup> meeting, the Board recommended approval of the case striking condition #14 and condition #16 and adding stipulation #27 requiring the residential project to coordinate with the commercial developer at the corner of Signal Butte and Guadalupe Roads to align the driveway at the north side of the commercial development and the street connection from the residential development (now stipulation #24 on the revised list of stipulations contained in the ordinance). In the motion for approval by the Planning and Zoning Board, it was stated that the applicant will be required to provide a revised site plan to staff addressing stipulation #18 prior to being placed on the City Council Agenda. **Vote: 5-1** (Nays: Boardmember Allen, Absent: Chair DiBella). Minutes are attached.

Since the July 16<sup>th</sup> hearing, the applicant has provided a revised plan and changed the name from Crescent Ridge to Mulberry. Given the limited time allotted for staff review, full staff review was not possible, there may be a number of technical issues that the applicant will have to address through Subdivision Technical Review and improvement plan review.

The revised plan was provided in response to stipulation #18 of the conditions of approval. With hurried review, comparing the Crescent Ridge plan, reviewed at Planning and Zoning Board, with the Mulberry plan provided for Council, the applicant has addressed the major staff concerns. Staff discussed the concern for the island of homes surrounded on all four sides by alley at lots 494-501. The applicant has eliminated this island of homes. Staff also raised a concern with houses facing onto the block wall at the western portion of the property. The applicant did not change this design. They did eliminate the lots, 529 through 537, facing onto the rears of other homes. In addition, the revised Mulberry plan includes the alley loaded product adjacent to the north side of the commercial site. The applicant believes this gives this area a more urban feel.

#### **Comparison of Crescent Ridge Plan to Mulberry Plan**

Parcel	Proposed zoning	Lot size	Crescent Ridge # of lots	Mulberry # of lots	Difference
1	RS-6	60' x 125'	92	95	+3 lots
2	RS-6	52' x 120'	116	112	-4 lots
3	RSL4.5	45' x 115'	148	155	+7 lots
4	RSL2.5	40' x 175'	196	183	- 13 lots
Total			552	545	-7 lots total

- Decrease in open space area from 28.34 acres to 25.62 acres
- Proposed increase in the number of dwelling units for future parcel 5 from 504 to 511 units. This is to recapture the seven lots scrapped in parcels 1 through 4. This will increase the net density from 12.92 du/ac to 13.1 du/ac.
- Lots in parcel 4 and 4a increased in depth to 75' to meet minimum code requirements.
- Table 3 on page 6 lists a number of changes for the proposed parcel 4 and 4a. The applicant has increased the proposed the front yard setbacks from 10' to livable previously proposed with Crescent Ridge to 16' with Mulberry. The front setback to the porch has also increased from 7' to 13'.
- The alley shaped open space adjacent to lot 126 has been absorbed into the lot so that it eliminates the safety concern. Therefore stipulation 15 can be struck from the ordinance as well.

Staff finds that the revised site plan meets the intent of the Planning and Zoning Board recommendation for approval.