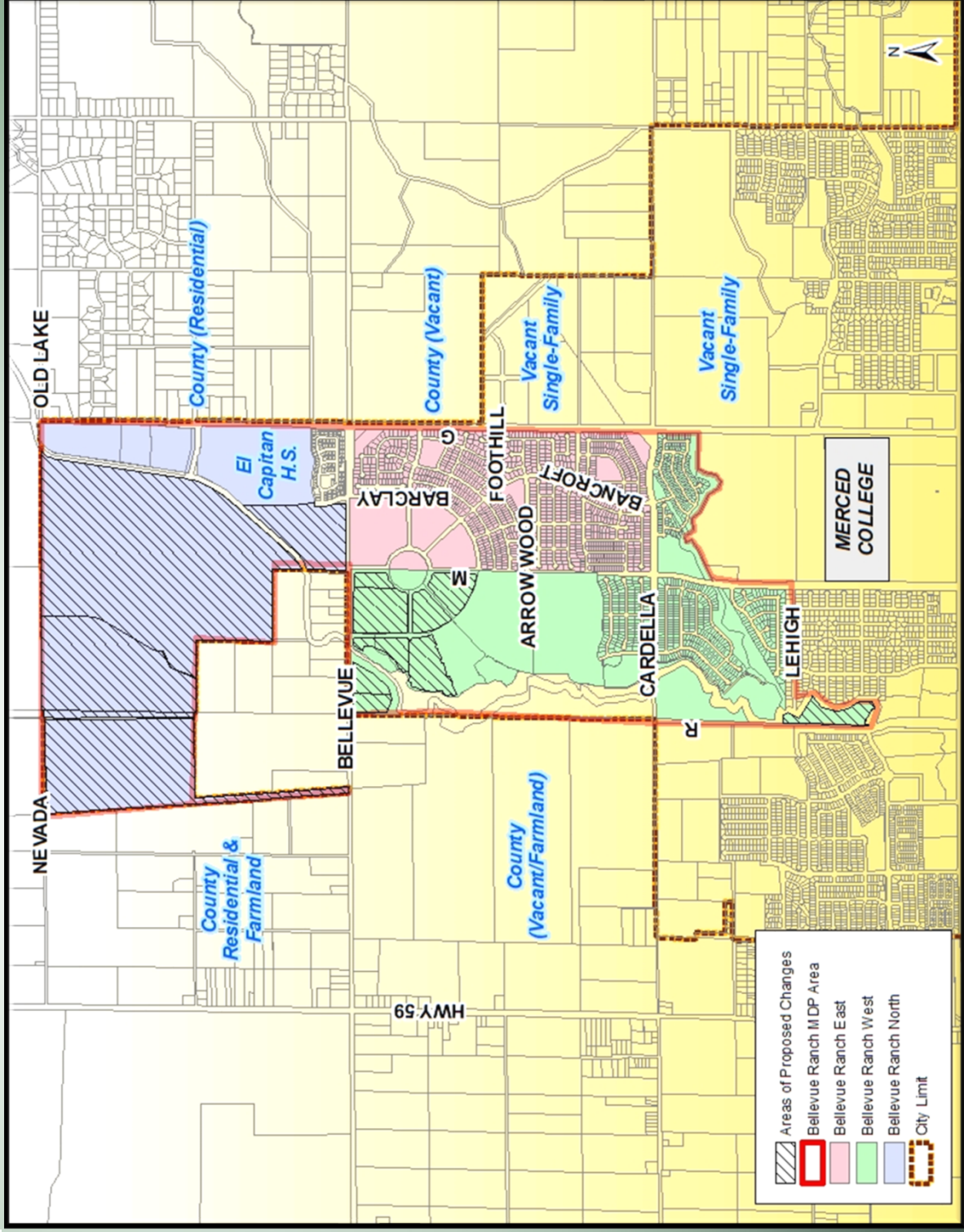


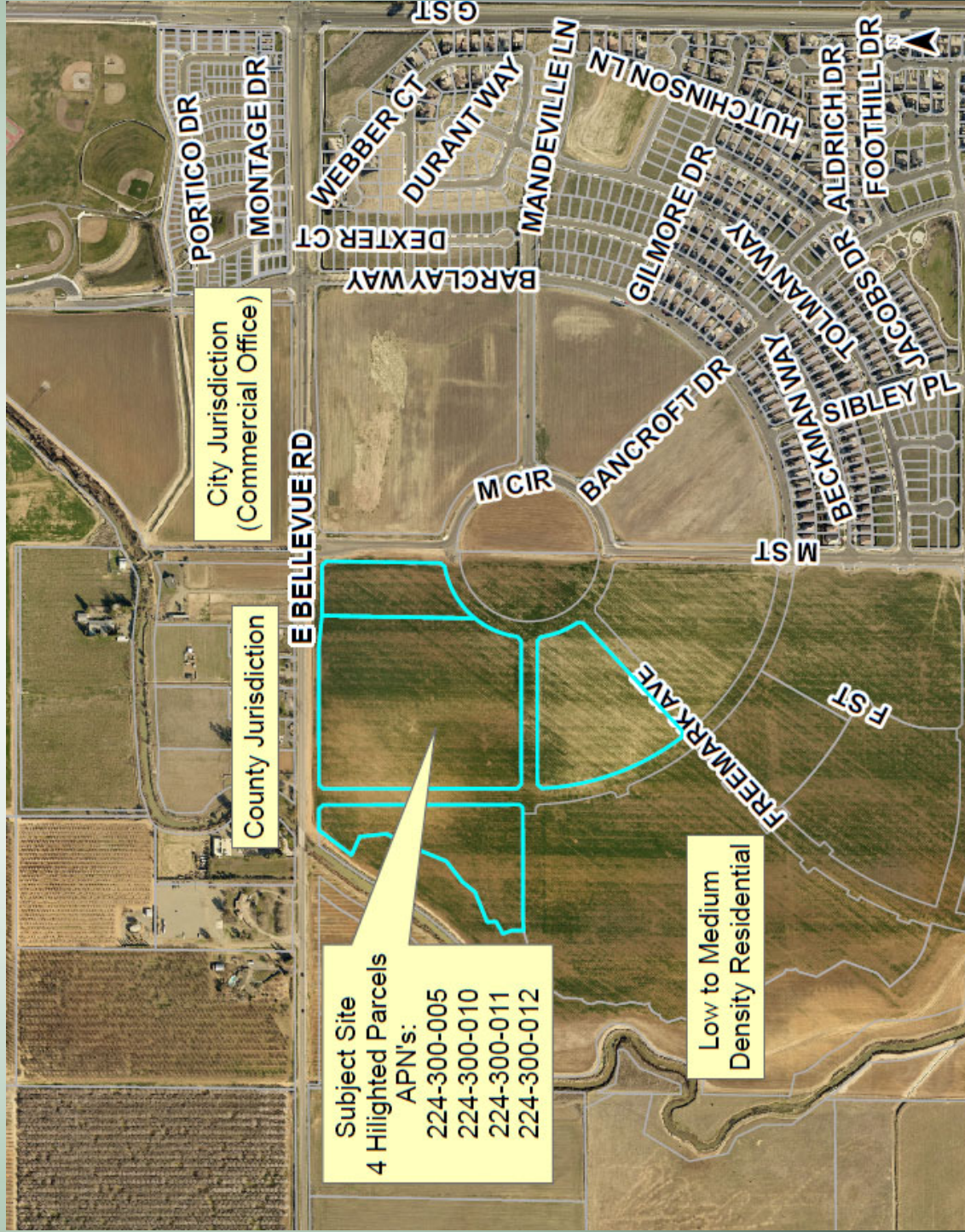
VTSM #1330 (BRW VILLAGE 18-22)

BAXTER RANCHES, LLC, AND STONEFIELD HOME, INC.

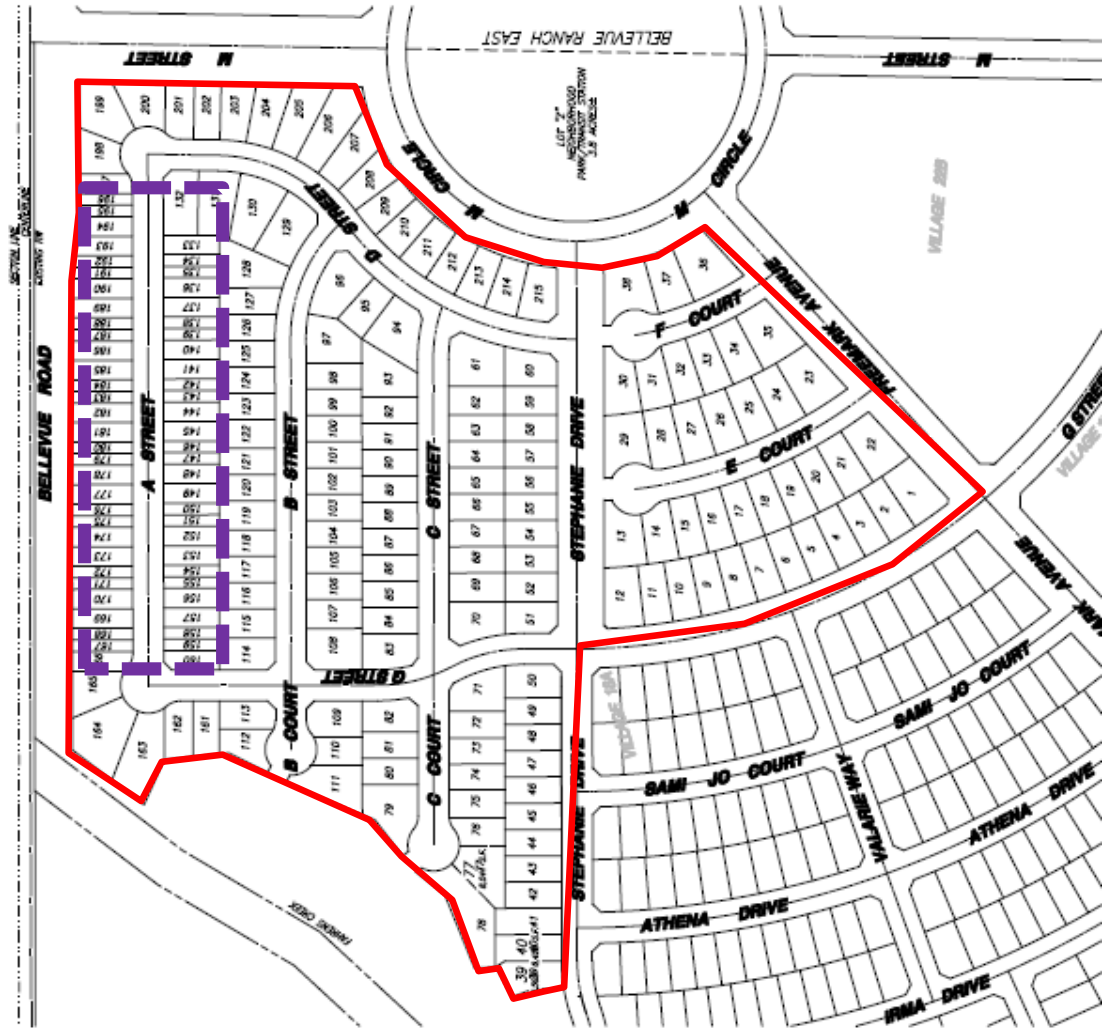
ATTACHMENT M

Bellevue Ranch Master Development Plan Area



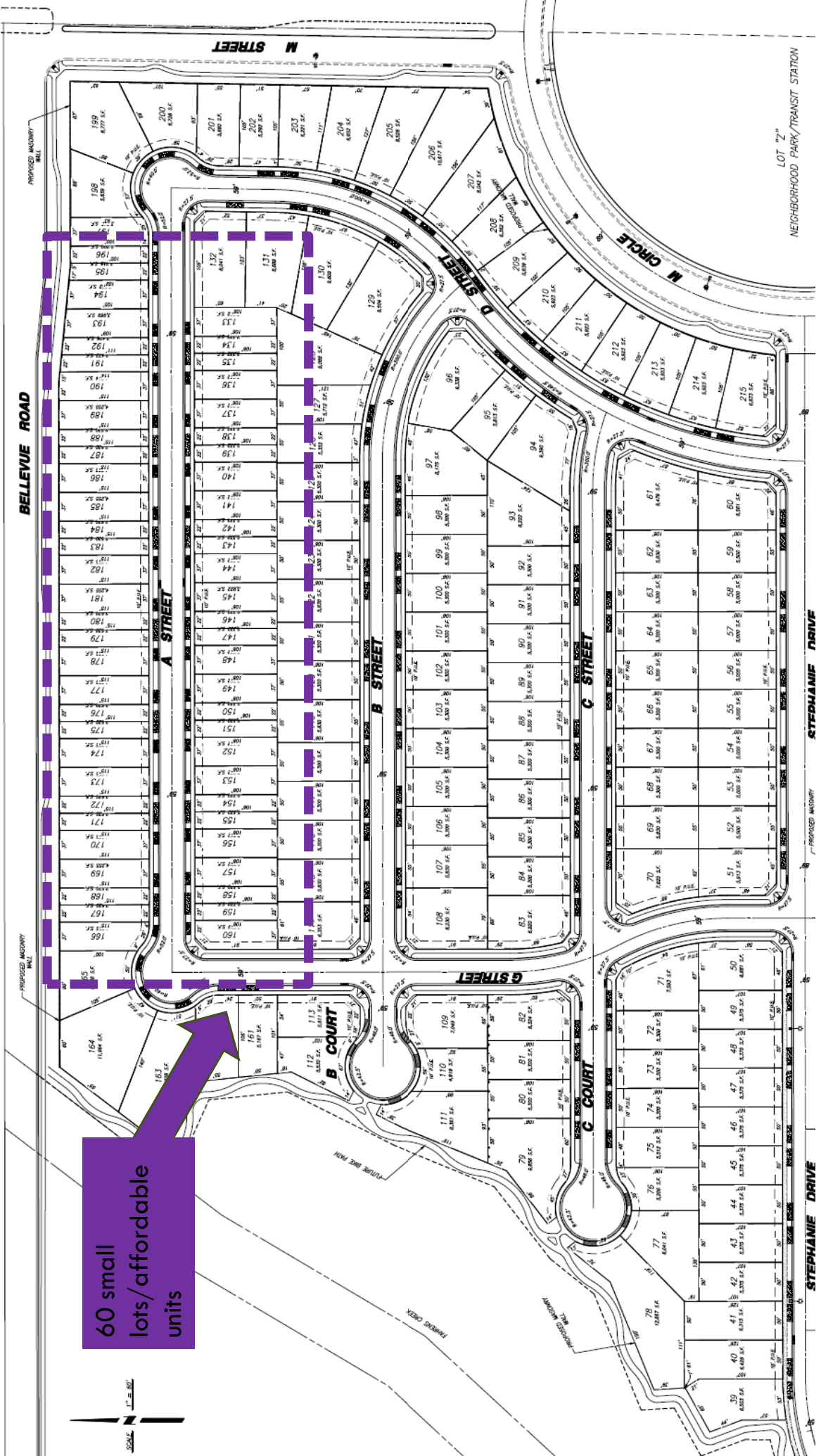






- 35 Acres
- 215 Total Lots
 - 60 lots – 2,200 s.f. -4,255 s.f.
 - 155 lots - 4,256 s.f. to 13,000 s.f.

60 small
lots/affordable
units



LOT "Z"
NEIGHBORHOOD PARK/TRANSIT STATION

STEPHANIE DRIVE

STEPHANIE DRIVE



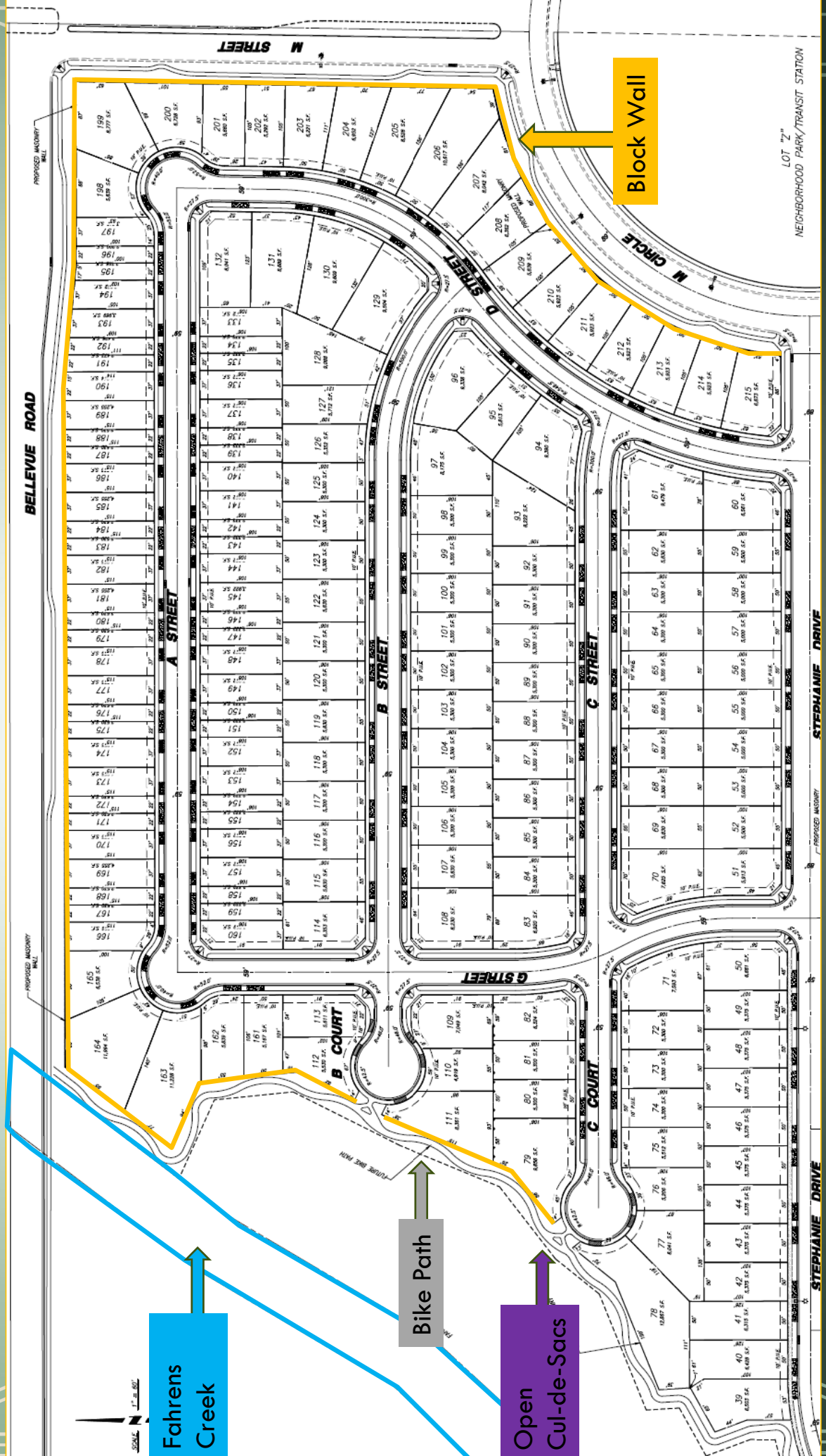


- “Quad-plex” style design.
- 60 Affordable units as approved by City Council earlier this year through GPA #17-02
- Each unit on its own lot (promoting home ownership)
- Each unit to have a back yard.
- Side units to have side yard.
- Inner units to generally be smaller and have 1-car garage.
- Side units to generally be larger and have 2-car garage.
- Each unit to have a vibrant entry door to help differentiate between unit
- Exterior materials include horizontal siding, board and batten, stucco, and stone veneers.



DEVELOPMENT STANDARDS FOR SMALL LOT PORTION

Development Standards for 60 Small Lots within Village 18-22 Subdivision	
Lot Size	2,200 s.f. to 4,255 s.f.
Building Type	Zero Lot Line Townhomes Clusters of 4 units
Setbacks (minimum distance)	Zero Lot Line between individual units in 4- unit cluster. Setback between clusters: Exterior: 20 ft. Exterior Corner: 15 ft. Interior (side): 5 ft. Interior (rear): 10 ft. Driveway: 20 feet
Building Heights	24 ft.
Lot Coverage	55%
Parking Requirements	1 space



Fahrens
Creek

Bike Path

Open
Cul-de-Sacs

Block Wall



LOT "Z"
NEIGHBORHOOD PARK/TRANSIT STATION
3.8 ACRES±

VILLAGE 22B

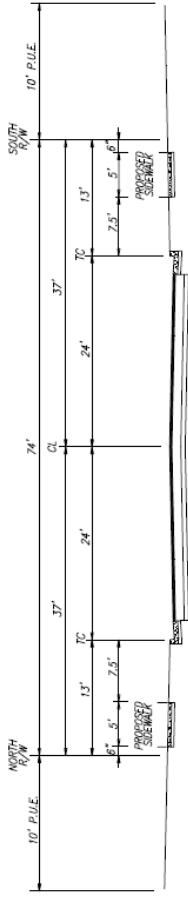
ELEVATIONS & DEVELOPMENT STANDARDS

- **Condition #15:** The development standards for this subdivision shall be those for “Patío Homes” described in the BRMDP (Attachment E).
- **Condition #16:** Elevations shall comply with the BRMDP standards which include, but are not limited to, stucco siding, architectural wood grade siding, architectural shingles, and a variety of colors, textures, and materials.
Elevations to be reviewed during the building permit stage.



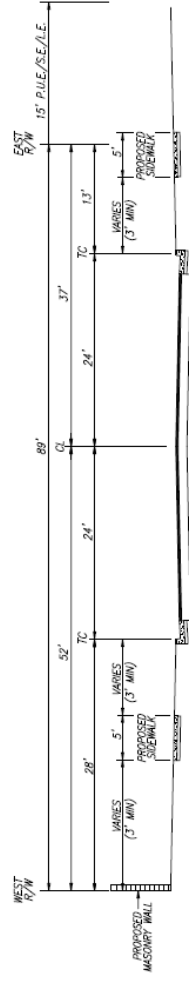
BELLEVUE ROAD

NTS

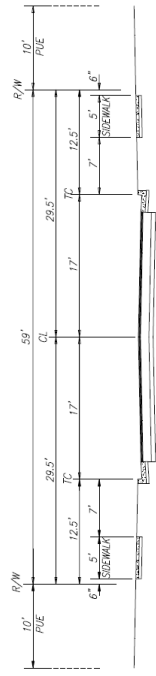


74' COLLECTOR

G BOULEVARD
SOUTH OF STEPHANIE DRIVE
STEPHANIE WEST OF G STREET

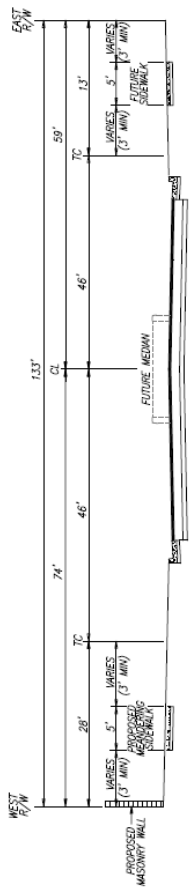


89' FREEMARK AVENUE



59' LOCAL STREET

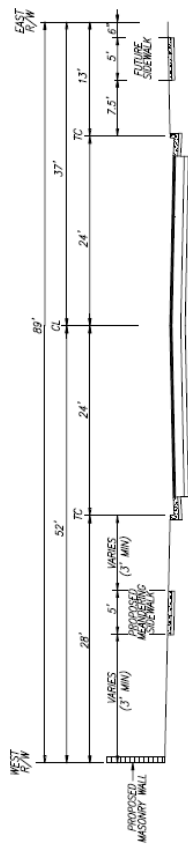
NTS



133' M STREET

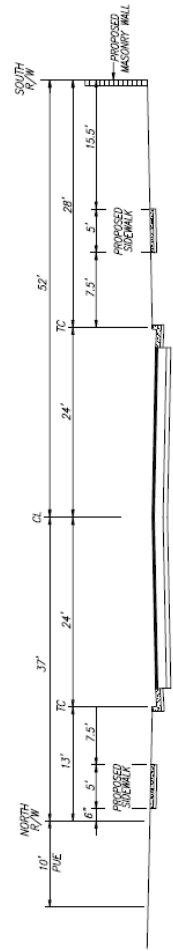
NTS

NORTH OF M CIRCLE



89' COLLECTOR

M STREET SOUTH OF M CIRCLE,
M CIRCLE



89' STEPHANIE DRIVE

NTS

PUBLIC COMMENTS

- Public hearing Notices were published in a qualifying newspaper and mailed to property owners within 300 feet of the subject site.
- Staff did not receive public comments from property owners at the time this report was prepared
- Staff reached out to utility companies and other agencies to solicit comments. Comments were received as shown at Attachment J (regarding agreements for joint use, etc.)

CONDITIONS

- Condition #5: The development shall comply with the BRMDP (including as amended over the years).
- Conditions #9: The development shall be annexed into the City's CFD.
- Condition #31: The developer shall dedicate al necessary right-of-way and easements.
- Condition #34: Cul-de-sac bulbs shall have a minimum diameter of 96 feet and shall be posted as "No Parking" in compliance with Fire Department Standards.

PLANNING COMMISSION ACTION

Approval/Disapprove/Modify:

- Environmental Review #24-04 (CEQA Section 15162 – reuse existing environmental study and CEQA Section 15183 Exemption for consistency with existing plan)
- Tentative Subdivision Map #1330 (subject to 42 conditions of approval)

QUESTIONS? COMMENTS? CONCERNS?