

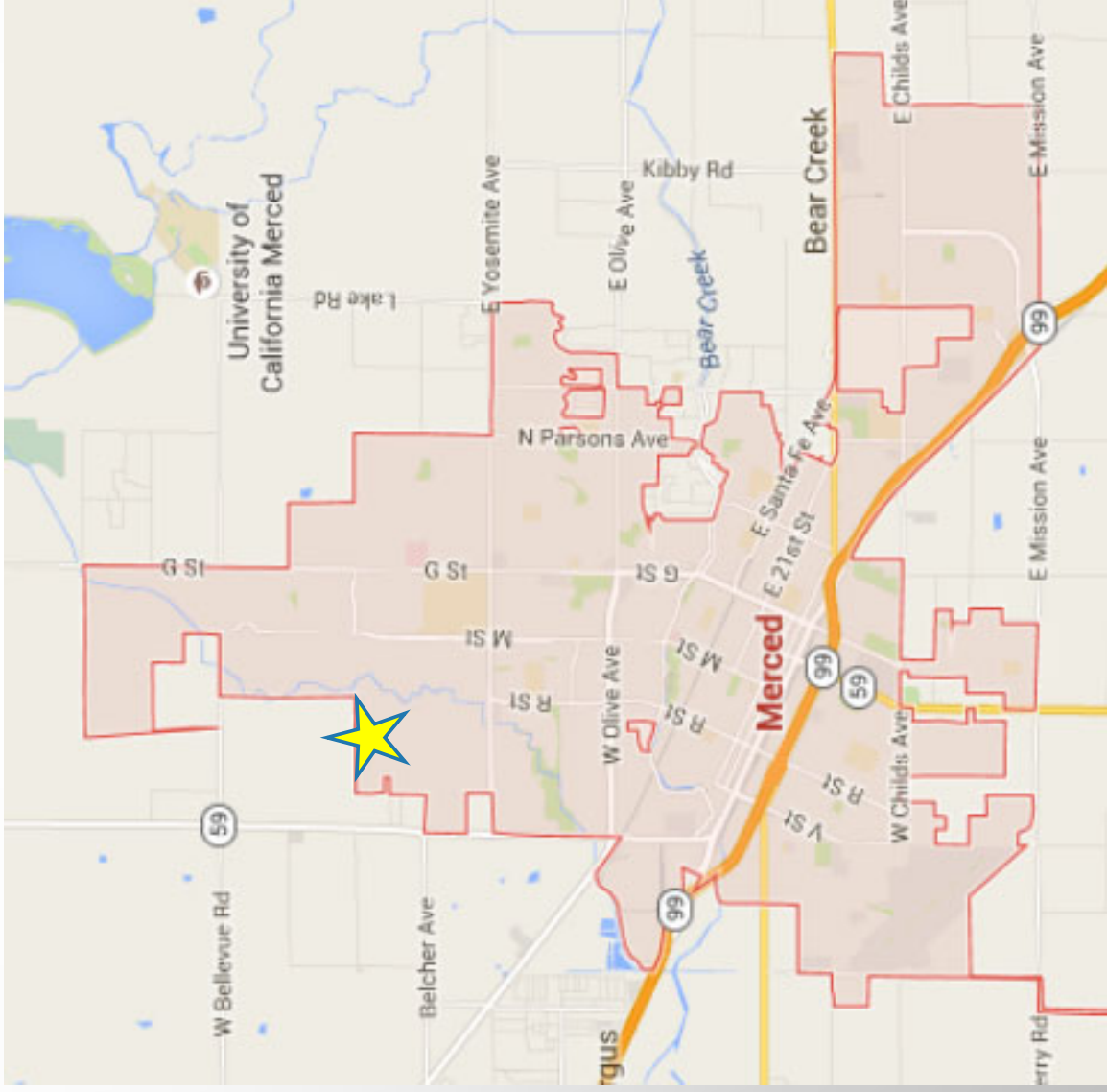
VTSM #1327 & SP #530

ROYAL WOOD VILLAS

75 ZERO LOT-LINE LOTS FOR SINGLE-FAMILY HOMES

SOUTH SIDE OF CARDELLA ROAD AT EL REDONDO DRIVE (EXTENDED)

CITY-SCALE CONTEXT



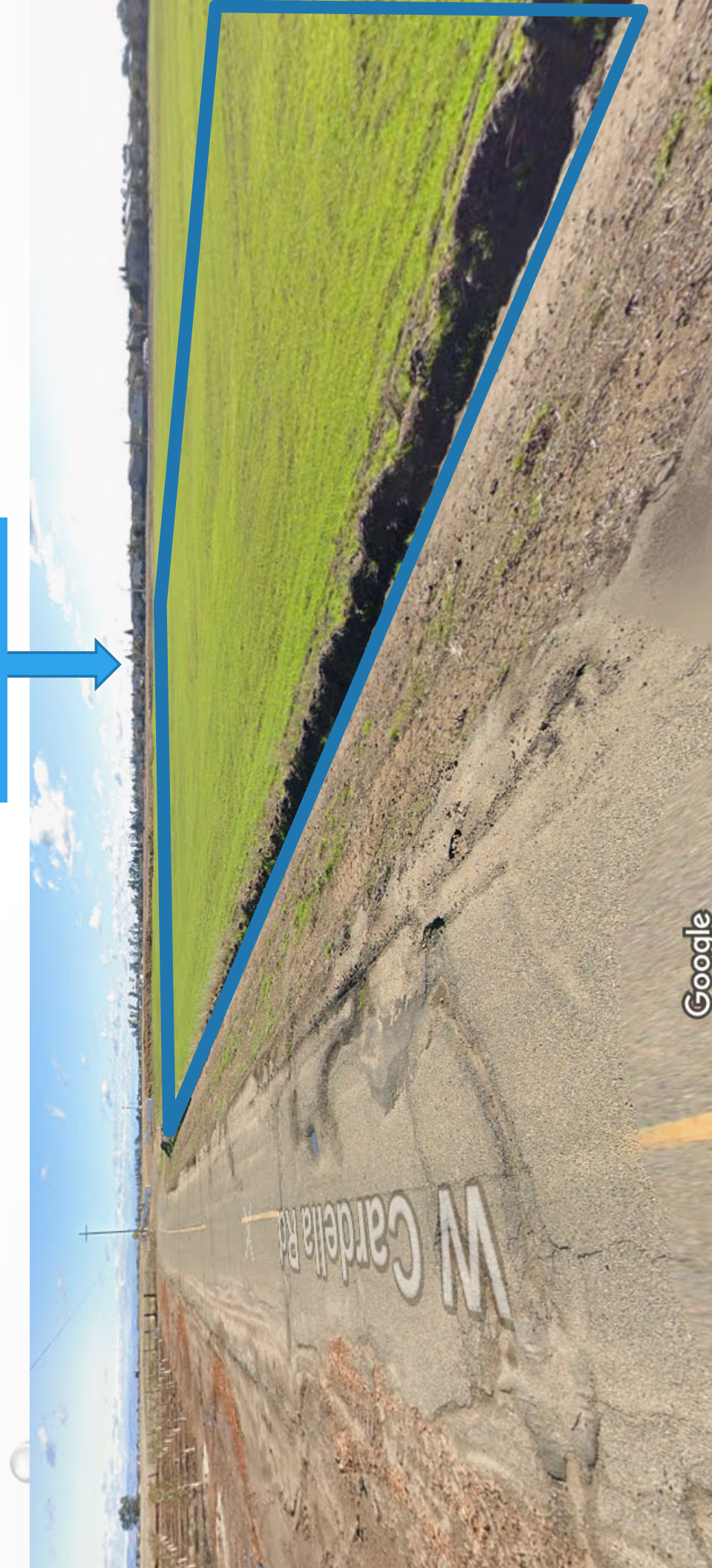
LOCATION MAP



- A lot of missing infrastructure. Generally where housing developments ended around 2008 with incomplete infrastructure.
- Applicant owns the property to the South entitled for SFH's. Would like to develop both projects together.

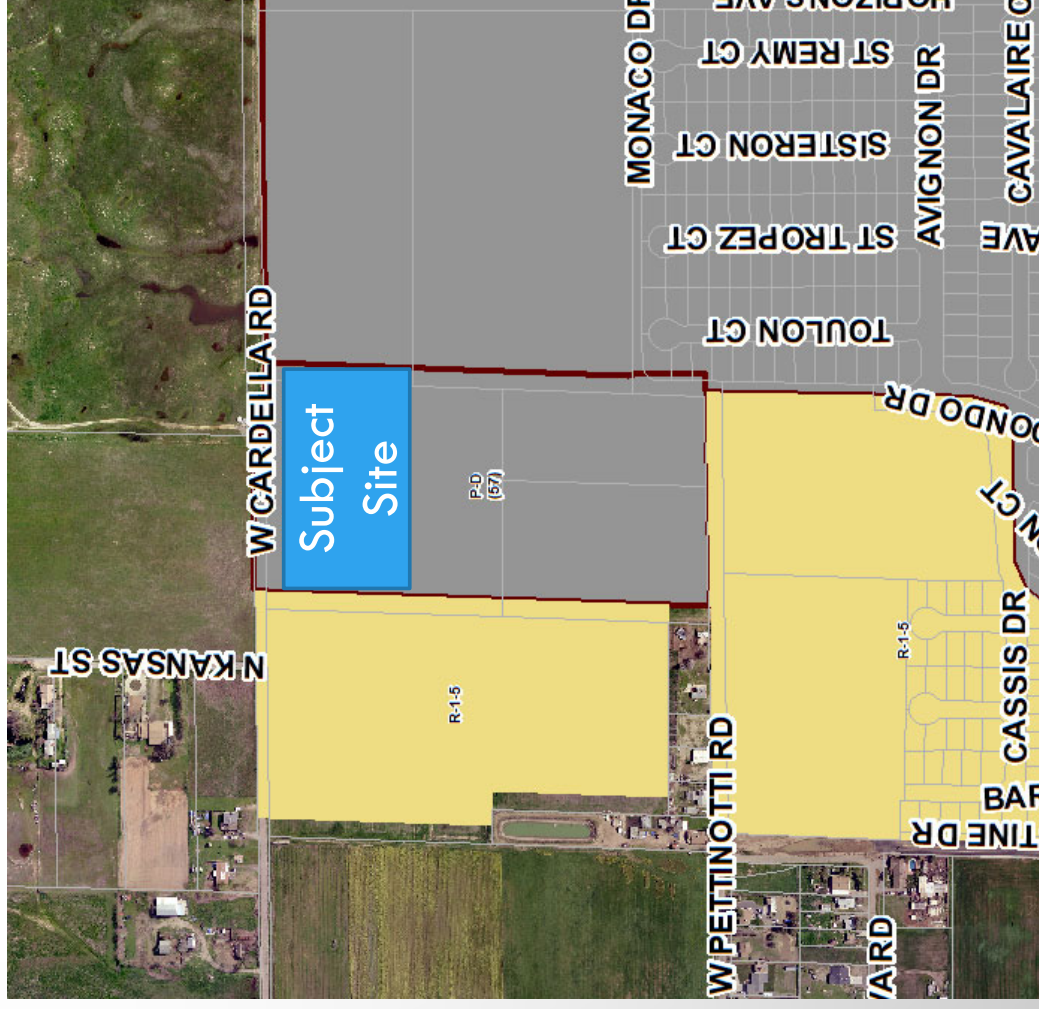
STREET VIEW

Subject Site



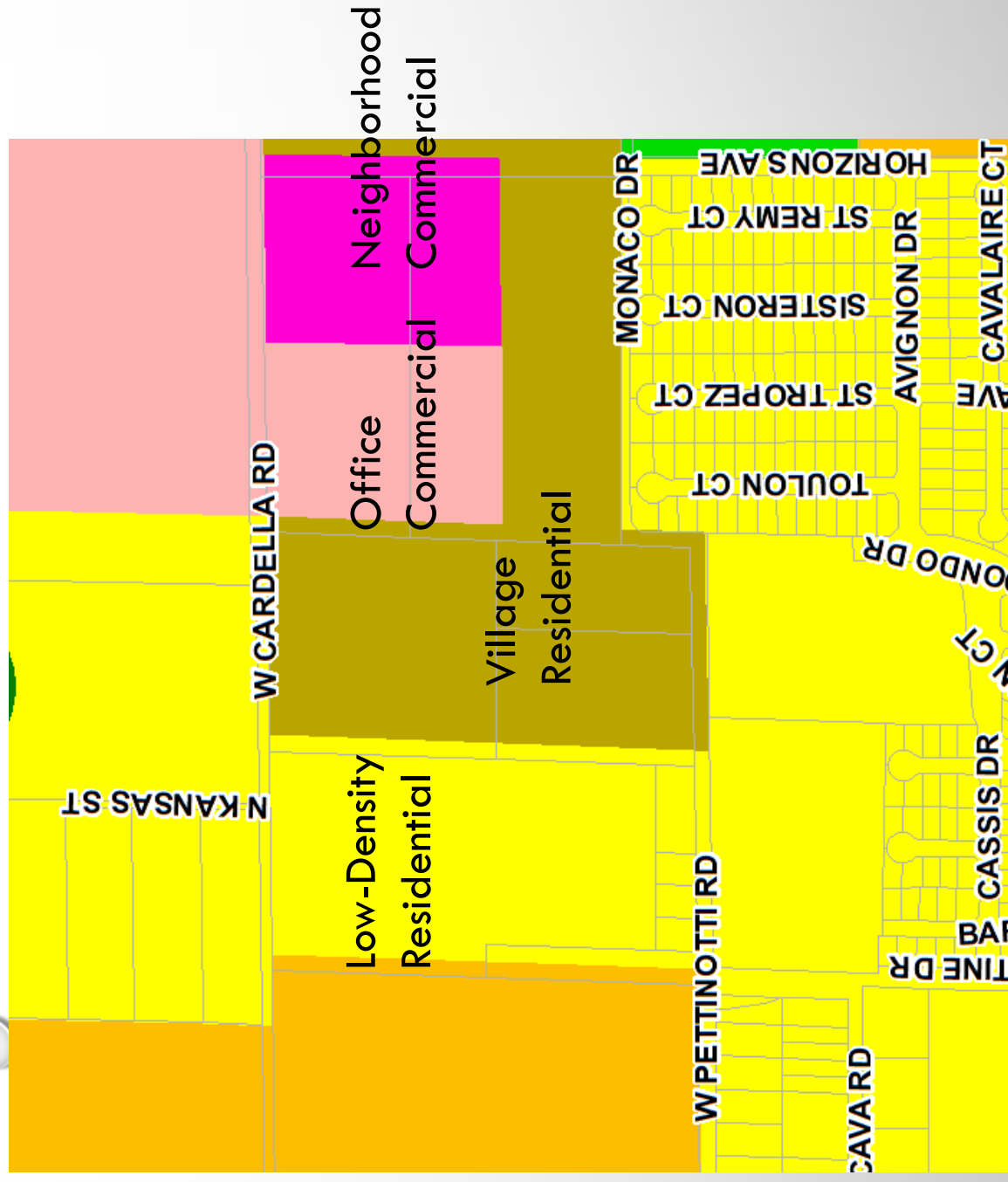
Street view of existing condition of the subject site and public improvements.

Zoning Map



- Property and surrounding sites Annexed into the City in 2002 (Fahrens Creek North Annexation)
- Subject Site within P-D #57 (which allows proposal of Development Standards that deviate from typical City Development Standards).

General Plan Map



- VR density requirements of 7-30 du/ac (with a minimum average of 10 du/ac)
- Project density at approximately 17 du/ac (within allowed GP range)

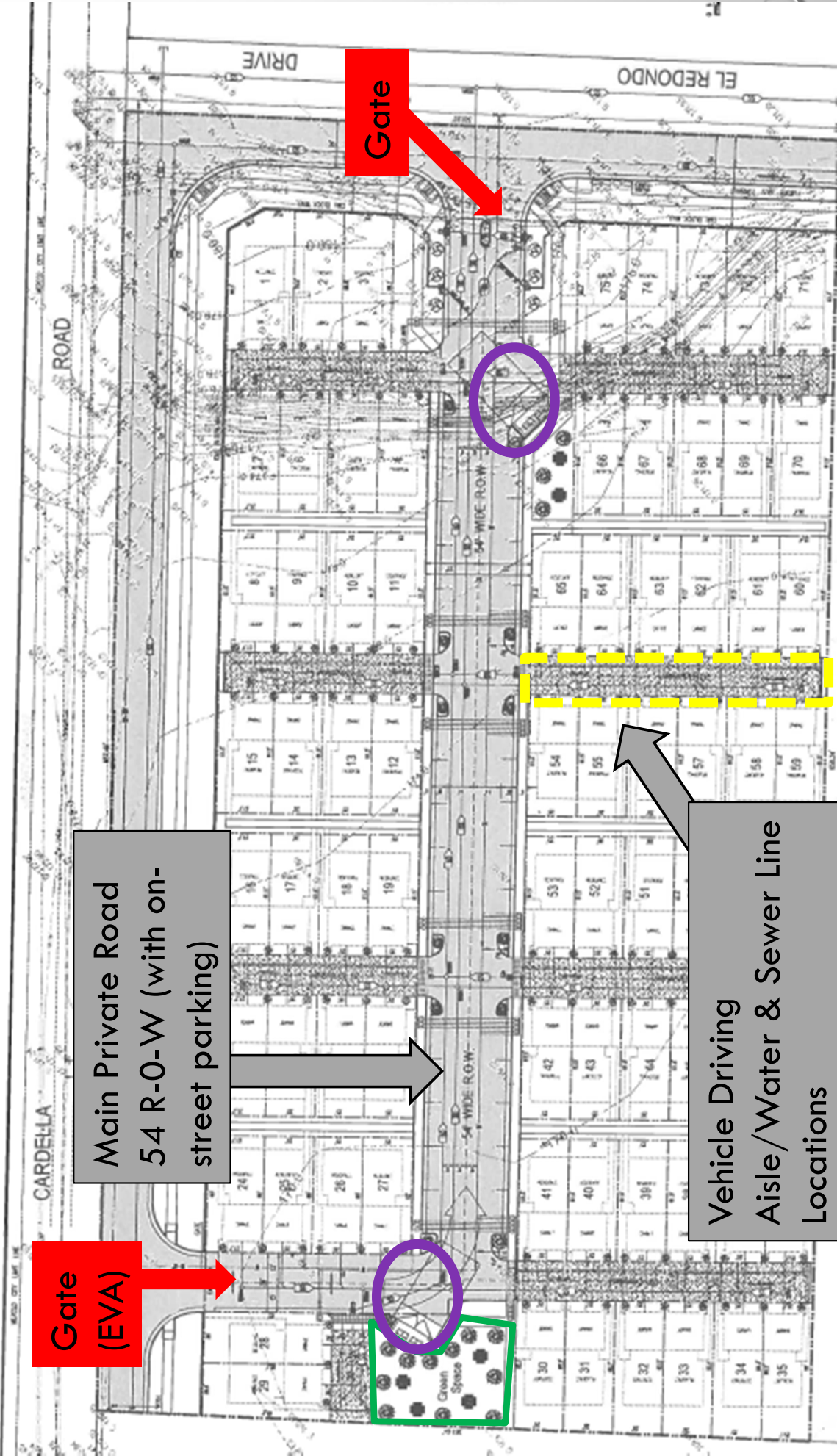
CARDELLA

ROAD

EL REDONDO
DRIVE

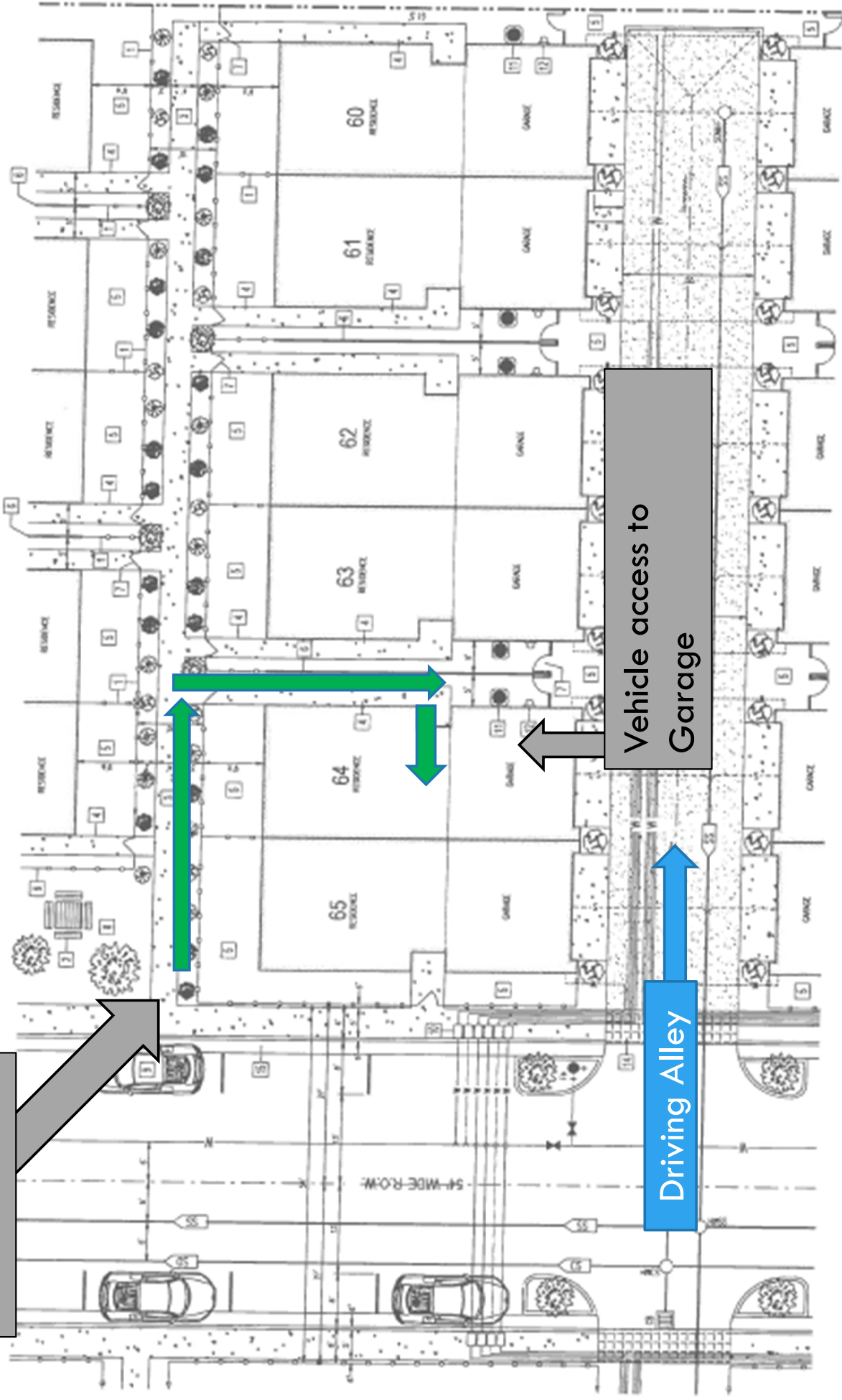
City Utilities Here

- OUTLINED PARCELS FOR VEHICLE DRIVING AISLES/WATER & SEWER LINES, OPEN SPACE, AND WALKWAYS
- 75 LOTS FOR RESIDENTIAL (GENERALLY 1,500 S.F. & 25'X60') UP TO 2,500 S.F.

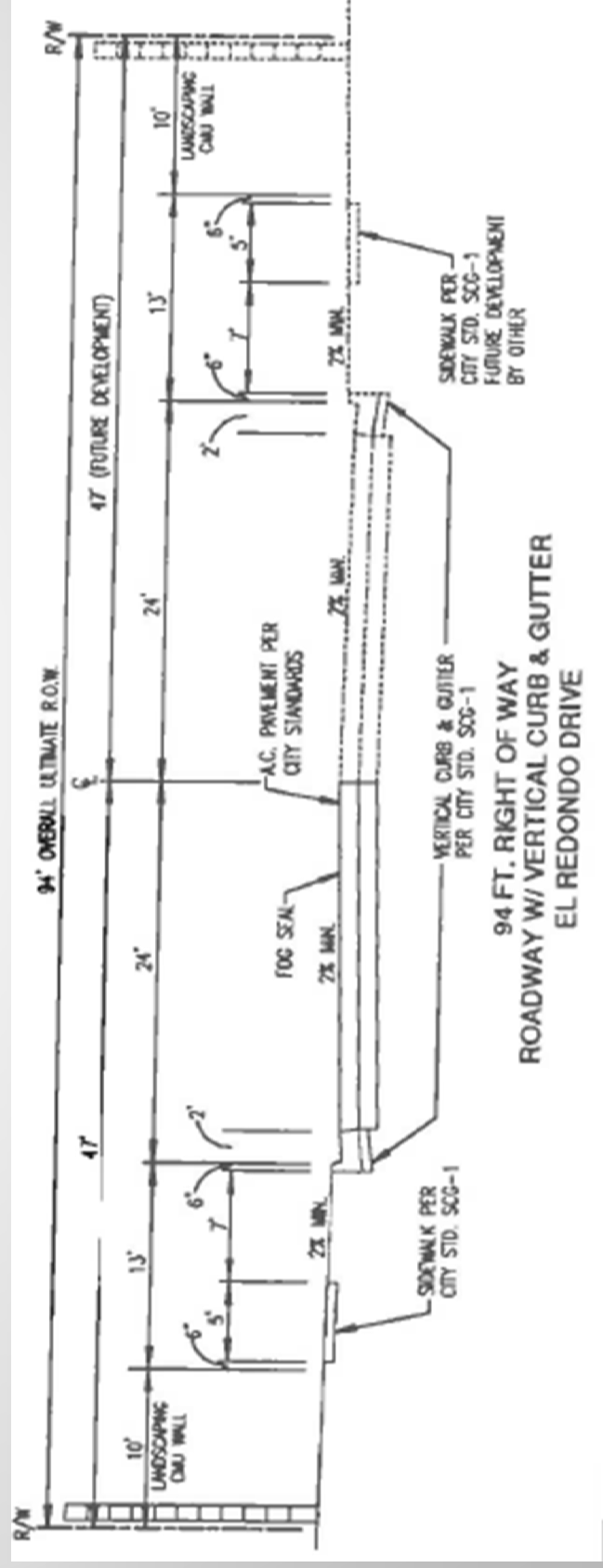
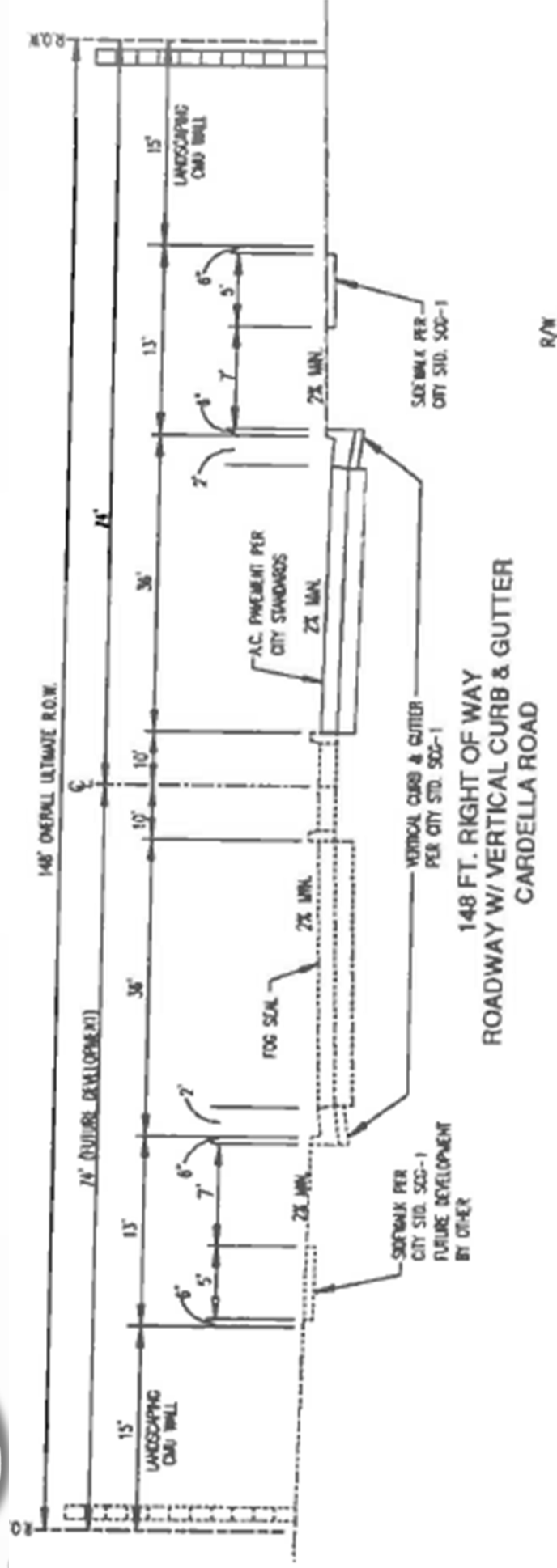


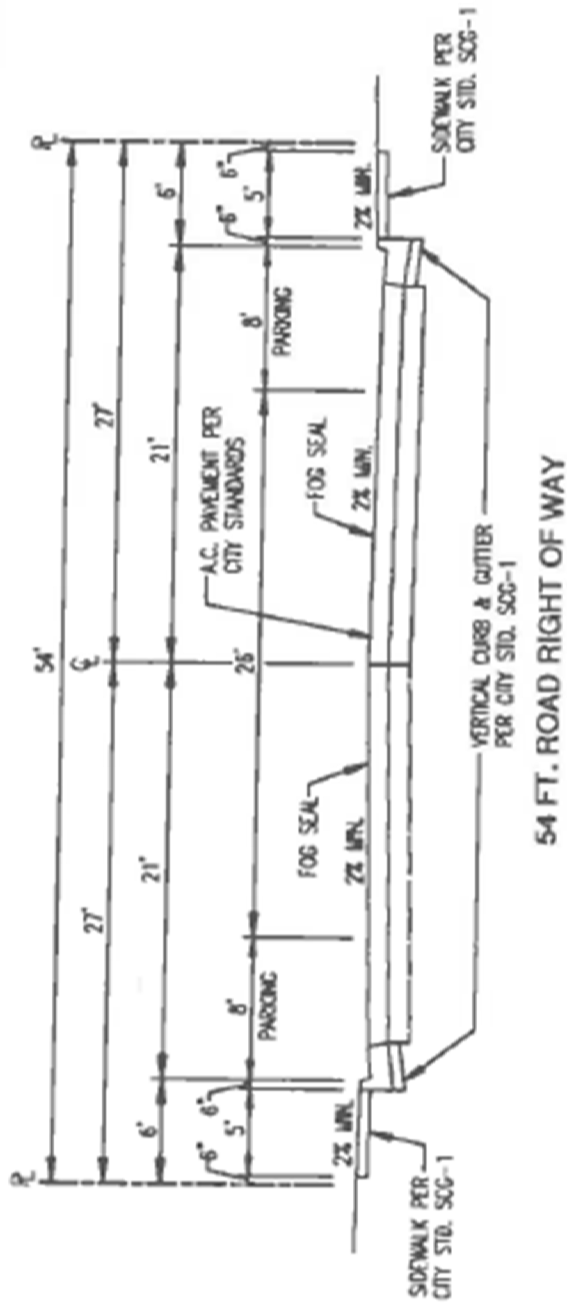
- Gated subdivision with Private Streets
- City water, sewer and storm drain main lines would go through main private road within an easement
- Other utilities within development would be private and outside said easement

Walkway to
Home Entrance

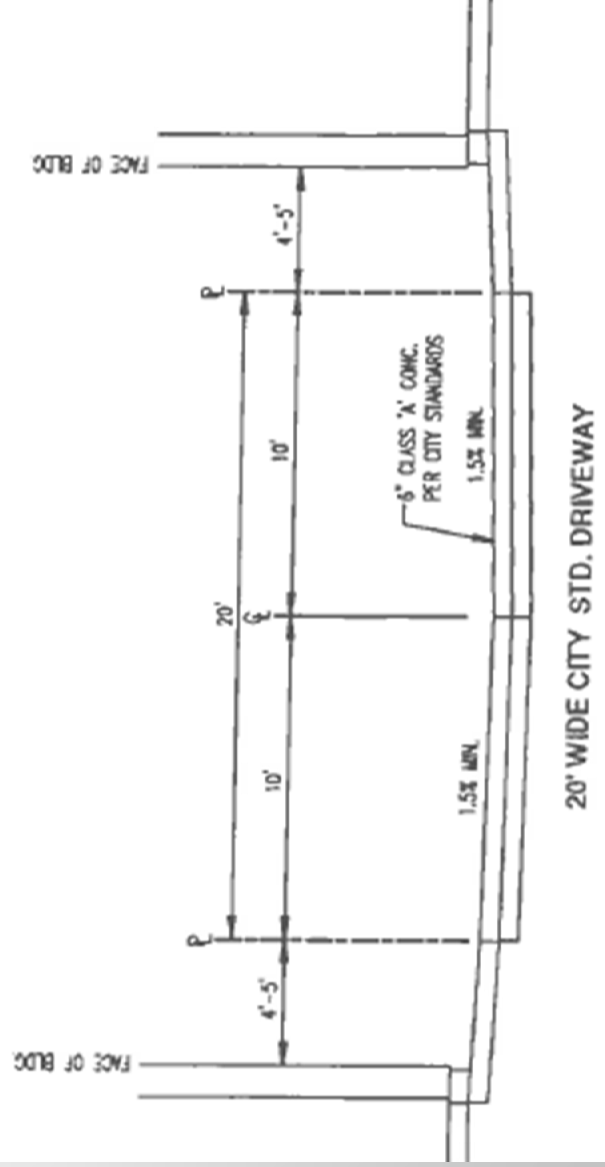


- “Rosewalk” compound layout where units are accessible via common walkways
- Garages behind homes accessible via driving alleys
- 6 foot deep driveways (typically 20 feet for backing space and supplemental parking)

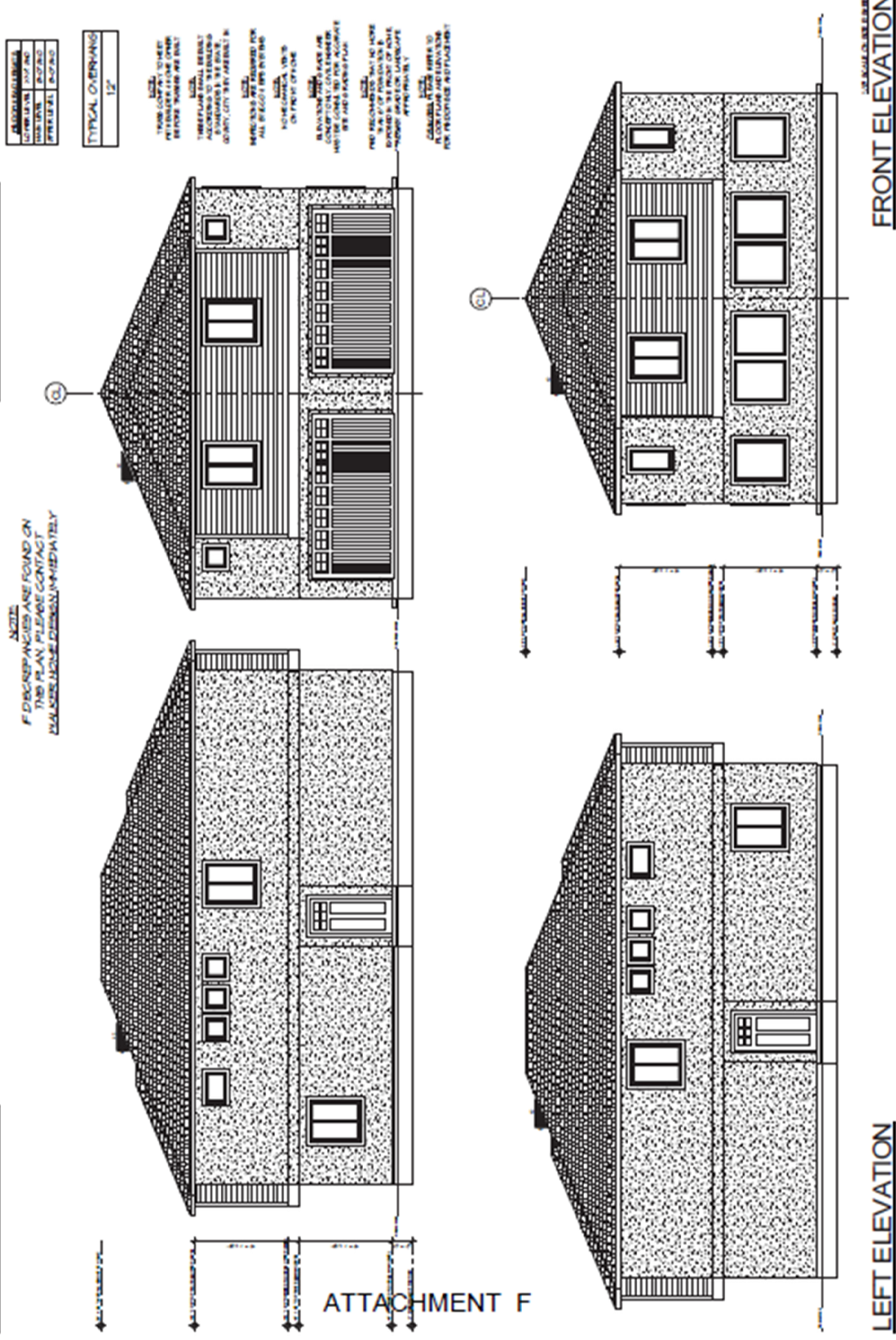




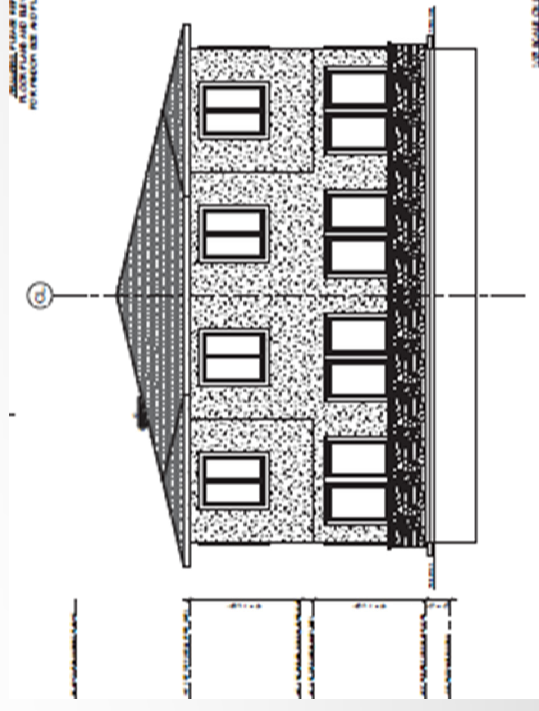
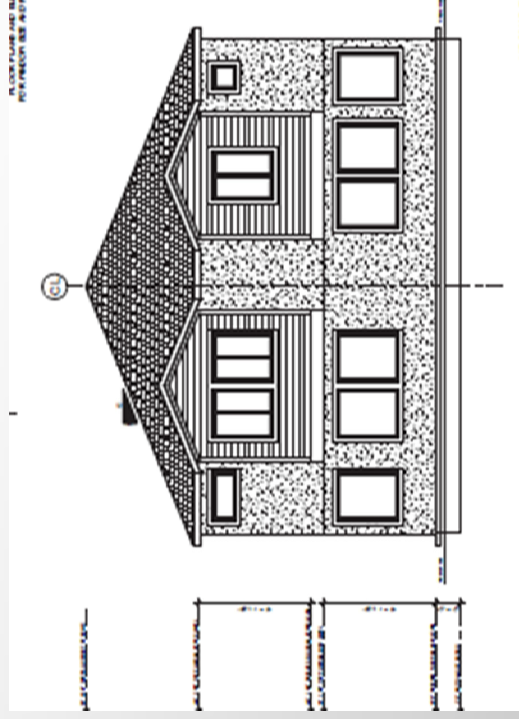
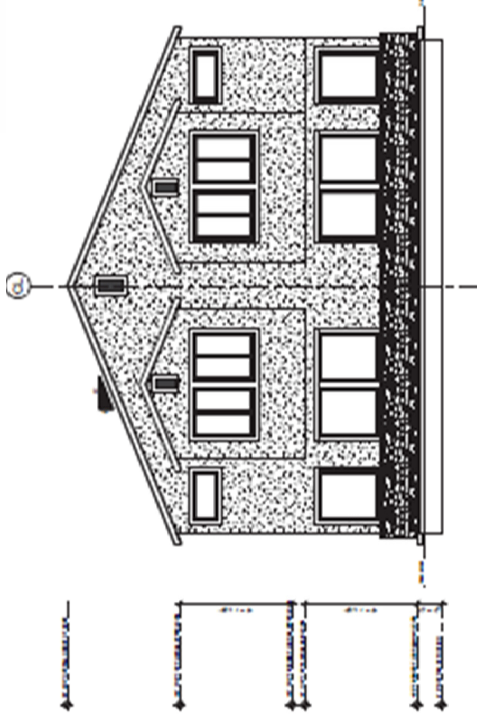
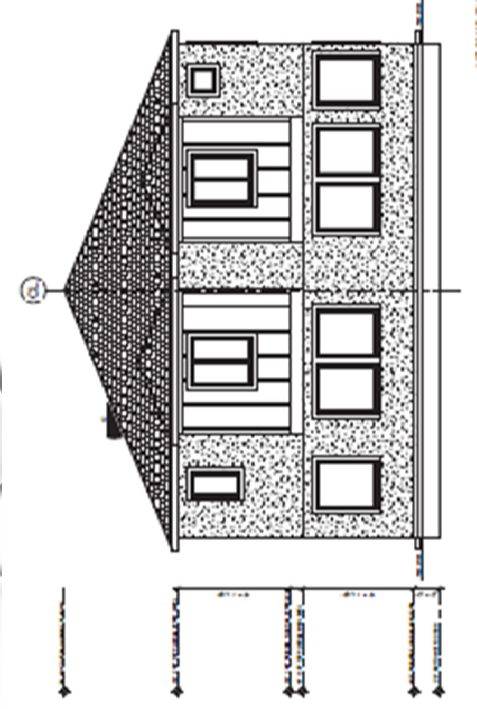
PLAN



REAR ELEVATION



Homes will be similar to duplexes, but units will be individually owned and have yard space. Maximum building height of 30 feet. Second level protrusions for architectural variety.



Buildings will have similar massing and scale, but will be differentiated by a variety of colors, textures, and materials. Including the use of stucco, stone veneer, horizontal siding, and board and batten.

PLANNED DEVELOPMENT STANDARDS

Lot Standards (Minimums)	
Lot Area	1,500 square feet
Lot Width	25 feet
Lot Width for Corner Lots	25 feet
Lot Depth	60 feet
Setbacks (Minimums)	
Exterior/Front	9 feet
One Interior/Side Yard	5 feet
One Interior/Side Yard	0 feet
One Interior/Rear Yard	4 feet
Garage Opening Facing Alley	6 Feet

PLANNED DEVELOPMENT STANDARDS

Architecture/Design Guidelines	
Architecture/Design Guidelines	Per Merced Municipal Code (Section 20.040.050)
Building (Maximums)	
Building Height	30 feet
Stories	2
Lot Coverage	65% (960 s.f. footprint)
On-Site Parking (Minimum)	
Parking Spaces per Unit	2 parking spaces
Landscape & Irrigation Requirements	
Landscape & Irrigation	Per Merced Municipal Code (Chapter 17.60 and 20.36)

PUBLIC COMMENTS

- PUBLIC HEARING NOTICES WERE PUBLISHED IN A QUALIFYING NEWSPAPER AND MAILED TO PROPERTY OWNERS WITHIN 300 FEET OF THE SUBJECT SITE.
- STAFF RECEIVED THE PUBLIC COMMENTS SHOWN AT ATTACHMENTS O AND P FROM THE SAME COMMUNITY MEMBER WITH CONCERNS ABOUT TRAFFIC ON CARDELLA ROAD WITH THE EXTENSION OF EL REDONDO DRIVE.
- STAFF REACHED OUT TO UTILITY COMPANIES AND OTHER AGENCIES TO SOLICIT COMMENTS.

CONDITIONS OF APPROVAL

- **CONDITION #6: CFD ANNEXATION REQUIRED FOR ANNUAL OPERATING COST (POLICE & FIRE SERVICE, LANDSCAPING, STREET LIGHTS, ETC.**
- **CONDITION #12: FIRE HYDRANTS REQUIRED AT THE BEGINNING OF LOTS 41, 53, 65, AND 75, OR AS OTHERWISE REQUIRED BY THE FIRE DEPARTMENT.**
- **CONDITION #27: THE OWNER SHALL CREATE A HOMEOWNER'S ASSOCIATION OR APPROVE ALTERNATIVE FOR MAINTENANCE OF ALL PRIVATE STREETS, COMMON UTILITIES, STREET SWEEPING, ETC.**

CONDITIONS OF APPROVAL

- **CONDITION #28:** THE CITY'S MAIN WATER, SEWER, AND STORM DRAIN LINES GOING THROUGH THE PRIVATE STREETS SHALL BE WITHIN AN EASEMENT. ALL OTHER UTILITIES WITHIN THE SITE SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.
- **CONDITION #37:** THE DEVELOPER SHALL BE RESPONSIBLE FOR PAYING FOR 12.5% OF THE TRAFFIC SIGNAL AT THE INTERSECTION OF EL REDONDO DRIVE AND CARDELLA ROAD. THE DEVELOPER SHALL INSTALL A TRAFFIC CONTROL SYSTEM AT THIS INTERSECTION (SUCH AS STOP SIGNS) TO BE USED UNTIL THE TRAFFIC SIGNALS ARE INSTALLED.

Planning Commission Action

APPROVAL/DISAPPROVE/MODIFY:

- ENVIRONMENTAL REVIEW #23-34 (CEQA SECTION 15162 – REUSE EXISTING ENVIRONMENTAL STUDY)
- TENTATIVE SUBDIVISION MAP #1323 AND SITE PLAN REVIEW PERMIT #530
 - (SUBJECT TO 48 CONDITIONS OF APPROVAL)

QUESTIONS? COMMENTS? CONCERNS?