

Mayor
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**Community
Development
Department**

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STAFF REPORT

Item # 5

TO: City Council
FROM: Holly Smyth, Chief Planner
DATE: January 26, 2006
SUBJECT: Public hearing for Tract 821 Phase II - Davante Villas for NOVA Development to review the revised floor plans, elevations and overall plot plans.

Nova Development has submitted their overall plot plan for Tract 821 Phase II, located south of Fallenleaf Drive, west of Liberty Drive, north of Cinnamon Drive and east of 19th Avenue in Lemoore. Homes will incorporate six (6) floor plans with a total of 18 different elevations containing 95 homes with the following attributes:

- Plan 1 – 1,674 sq. ft. 1-story, 3 bedroom/2 bath with 2-car garage and 3 elevations
- Plan 2 – 1,875 sq. ft. 1-story, 3-4 bedroom/2 bath with 2-car garage and 3 elevations
- Plan 3 – 2,030 sq. ft. 1-story, 4 bedroom/2 bath with 2-car garage and 3 elevations
- Plan 4 – 2,049-2,872 sq. ft. 2-story, 4-5 bedroom/3 bath with 2-3-car garage and 3 elevations
- Plan 4xl – 3,084-3,324 sq. ft. 2-story, 5-6 bedroom/3 bath with 3-car garage and 3 elevations
- Plan 6 – 2,415-2,655 sq. ft. 1-story, 3-6 bedroom/2-3 bath with 2-3 car garage and 3 elevations

Under the Planned Unit Development (PUD) development guidelines and R-1-7 standards the following items had to be analyzed for their conformance with the City policy.

1. House footprints shall not cover more than 40% of each lot (Floor Area Ratio (FAR) < 40%). The largest footprint on the smallest lot has a floor area 35% therefore meeting the FAR requirement.
2. Garage portions of the dwelling should not extend more than 5' from the front of the main dwelling. Plans 1 and 6 will have a required courtyard area wall in front of the garage in order to meet this requirement and are reflected in the submitted plans.
3. Not more than 45% of dwellings may be two-story. Only 43 two-story plans would be allowed under this rule and 32 two-story plans are proposed, therefore meeting this requirement.
4. Front yard setbacks should vary between 18' – 25'; rear yards shall be at least 10', and side yards shall be 5; and 10; for single-story homes and 10' and 10' for two-story homes. The overall plot plan meets the intent of the PUD for rear and side yards, however all front yards are at 20' and need to vary to not create a straight line down a street.
5. Single-story and two-story homes should mix to form an interesting skyline and architectural interest (for this purpose, not more than 3 dwellings on adjoining lots should be two story.) The proposed overall plot plan meets this requirement.
6. Not more than three (3) dwelling units on facing or adjoining lots should be of the same model floor plan and building elevations with the same floor plan on adjoining lots should have elevation features that sufficiently vary from each other. The table below shows the modifications that need to be made to meet this requirement.
7. Dwellings on corner lots are encouraged to have a wrap-around building elevation with similar aesthetics so that both adjoining streets are taken into consideration. Plan 2 with the den option, and Plans 4, 4xl, and 6 do not have very good side elevations and should be used minimally on corner lots.

The proposed overall plot plan shows the construction of 10 Plan 1's (11%), 13 Plan 2's (14%), 20 Plan 3's (21%), 23 Plan 4's (24%), 9 Plan 4xl's (9%), and 20 Plan 6's (21%). The number of Plan 1s and Plan 2s should be increased a bit to provide a better mix of smaller homes.

In reviewing the elevations, staff recommended the following modifications be made to the layout of the overall footprint plan to meet the intent of the PUD to the Planning Commission:

<u>Lot #</u>	<u>Proposed Plan</u>	<u>Revision Needed</u>
159	Plan 4-A	Plan 4-B
160	Plan 2-C	Plan 1-B
169	Plan 3-A	Plan 2-C
174	Plan 4xl-C	Plan 1-C
176	Plan 4-B	Plan 4-C
177	Plan 6-C	Plan 3-A
183	Plan 6-B	Plan 1-B
208	Plan 3-C	Plan 2-A

A public hearing was held at the has Planning Commission and they recommended that the City Council approve the submitted floor plans, elevations, and overall foot print plan with the following two conditions after holding a public hearing:

- 1) Resubmit five full 11x17" copy sets of the floor plans and elevations where all floor plans have interior room dimensions.
- 2) Make modifications to the overall plot plan regarding lots 159, 160, 169, 174, 176, 177, 183 and 208 as recommended by staff and modify the overall footprint plan to contain varying front yard setbacks between 18-25' on the overall footprint plan so that it creates setback variety when looking down a street and resubmit five 11x17" copy sets.

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STAFF REPORT

Item # 9

TO: Planning Commission
FROM: Holly Smyth, Chief Planner
DATE: January 3, 2006
SUBJECT: Public hearing for NOVA Development's Davante Villas Tract 821 Phase 2 Review and make recommendations to City Council on floor plans/elevations/ plot plan

A planned unit development for Tract 821 was conditionally approved by City Council Resolution No. 2005-08 on February 15, 2005 to subdivide and develop approximately 75 acres into 238 single family homes in two phases through Subdivision Map No. 2004-05, PUD 2004-03, and CUP 2004-08. The entire property is south of Hanford-Armona Road, west of Liberty Drive, north of Cinnamon Drive and east of 19th Avenue. Nova Development is handling Phase 2 of this development which is south of Fallenleaf Drive. The original conditions of approval required the developer to submit elevations and footprint plans for approval prior to any Final Map being recorded for this development. A public hearing was noticed for the Planning Commission for review and recommended approval of the plans for this phase. The developer has submitted six (6) floor plans with a total of 18 different elevations containing 95 homes with the following attributes:

- Plan 1 – 1,674 sq. ft. 1-story, 3 bedroom/2 bath with 2-car garage and 3 elevations
- Plan 2 – 1,875 sq. ft. 1-story, 3-4 bedroom/2 bath with 2-car garage and 3 elevations
- Plan 3 – 2,030 sq. ft. 1-story, 4 bedroom/2 bath with 2-car garage and 3 elevations
- Plan 4 – 2,049-2,872 sq. ft. 2-story, 4-5 bedroom/3 bath with 2-3-car garage and 3 elevations
- Plan 4xl – 3,084-3,324 sq. ft. 2-story, 5-6 bedroom/3 bath with 3-car garage and 3 elevations
- Plan 6 – 2,415-2,655 sq. ft. 1-story, 3-6 bedroom/2-3 bath with 2-3 car garage and 3 elevations

Under the Planned Unit Development (PUD) development guidelines and R-1-7 standards the following items had to be analyzed for their conformance with City policy.

1. House footprints shall not cover more than 40% of each lot (Floor Area Ratio (FAR) < 40%). The largest footprint on the smallest lot has a floor area 35% therefore meeting the FAR requirement.
2. Garage portions of the dwelling should not extend more than 5' from the front of the main dwelling. Plans 1 and 6 will have a required courtyard area wall in front of the garage in order to meet this requirement and are reflected in the submitted plans.
3. Not more than 45% of dwellings may be two-story. Only 43 two-story plans would be allowed under this rule and 32 two-story plans are proposed, therefore meeting this requirement.

4. Front yard setbacks should vary between 18' – 25'; rear yards shall be at least 10', and side yards shall be 5; and 10; for single-story homes and 10' and 10' for two-story homes. The overall plot plan meets the intent of the PUD for rear and side yards, however all front yards are at 20' and need to vary to not create a straight line down a street.
5. Single-story and two-story homes should mix to form an interesting skyline and architectural interest (for this purpose, not more than 3 dwellings on adjoining lots should be two story.) The proposed overall plot plan meets this requirement.
6. Not more than three (3) dwelling units on facing or adjoining lots should be of the same model floor plan and building elevations with the same floor plan on adjoining lots should have elevation features that sufficiently vary from each other. The table below shows the modifications that need to be made to meet this requirement.
7. Dwellings on corner lots are encouraged to have a wrap-around building elevation with similar aesthetics so that both adjoining streets are taken into consideration. Plan 2 with the den option, and Plans 4, 4xl, and 6 do not have very good side elevations and should be used minimally on corner lots.

The proposed overall plot plan shows the construction of 10 Plan 1's (11%), 13 Plan 2's (14%), 20 Plan 3's (21%), 23 Plan 4's (24%), 9 Plan 4xl's (9%), and 20 Plan 6's (21%). The number of Plan 1s and Plan 2s should be increase a bit to provide a better mix of smaller homes.

In reviewing the elevations, staff recommends the following modifications be made to the layout of the overall footprint plan to meet the intent of the PUD:

Lot #	Proposed Plan	Revision Needed
159	Plan 4-A	Plan 4-B
160	Plan 2-C	Plan 1-B
169	Plan 3-A	Plan 2-C
174	Plan 4xl-C	Plan 1-C
176	Plan 4-B	Plan 4-C
177	Plan 6-C	Plan 3-A
183	Plan 6-B	Plan 1-B
208	Plan 3-C	Plan 2-A

With the proposed plot plan revisions, the housing mixtures will include 13 Plan 1's (14%), 14 Plan 2's (15%), 19 Plan 3's (20%), 23 Plan 4's (24%), 8 Plan 4xl's (8%), and 18 Plan 6's (19%).

Some of the floor plans submitted do not have internal dimensions and need to be included on the approved copy set.

RECOMMENDATION:

Staff recommends that the Commission complete the public hearing, take comments, and recommend that the City Council approve the submitted floor plans, elevations, and overall footprint plan with the following two conditions:

- 1) Resubmit five full 11x17" copy sets of the floor plans and elevations where all floor plans have interior room dimensions.
- 2) Make modifications to the overall plot plan regarding lots 159, 160, 169, 174, 176, 177, 183 and 208 as recommended by staff and modify the overall footprint plan to contain varying front yard setbacks between 18-25' on the overall footprint plan so that it creates setback variety when looking down a street and resubmit five 11x17" copy sets.