

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR DESIGN REVIEW BOARD  
November 17, 2022

**PROJECT TITLE**

Meadow Creek Townhomes

**APPLICANT**

Jay Ryder

**ADDRESS/LOCATION**

533 Bellevue Ave.

**PROPERTY OWNER**

Burgess SR, LLC

**ASSESSOR'S PARCEL NUMBER**

134-042-070

**FILE NUMBER**

PRJ22-011, PRAP22-019

**PROJECT SITE ZONING**

R-3-18, Roseland Area/Sebastopol  
Road Specific Plan Area

**GENERAL PLAN DESIGNATION**

Medium Residential

**APPLICATION DATE**

06/09/2022

**APPLICATION COMPLETION DATE**

07/09/2022

**PROJECT PLANNER**

Sheila Wolski

**RECOMMENDATION**

Provide comments and recommendations

**PROPOSAL**

Proposed development of 63 attached townhome units that would be market-rate, for-sale development on 4.78 acres. The two-story townhomes would be clustered in five and six-plexes throughout 12 separate buildings. Units are proposed with three bedrooms ranging in size from 1,500-1,800 square feet. A total of 190 parking spaces is proposed: 126 covered/garage spaces, 44 uncovered spaces on-site, 20 uncovered spaces off-site.

**Attachments**

- Attachment 1 – Disclosure Form
- Attachment 2 – Location Map
- Attachment 3 – Project Description
- Attachment 4 – Preliminary Site Plan

**ITEM NO.**

Attachment 5 – Elevations and Floor Plans  
Attachment 6 – Conceptual Landscape Plan  
Attachment 7 – Neighborhood Context Map

**Contact**

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