

Round Barn Village Modifications to Final Design Review

Design Review Board

November 7, 2019

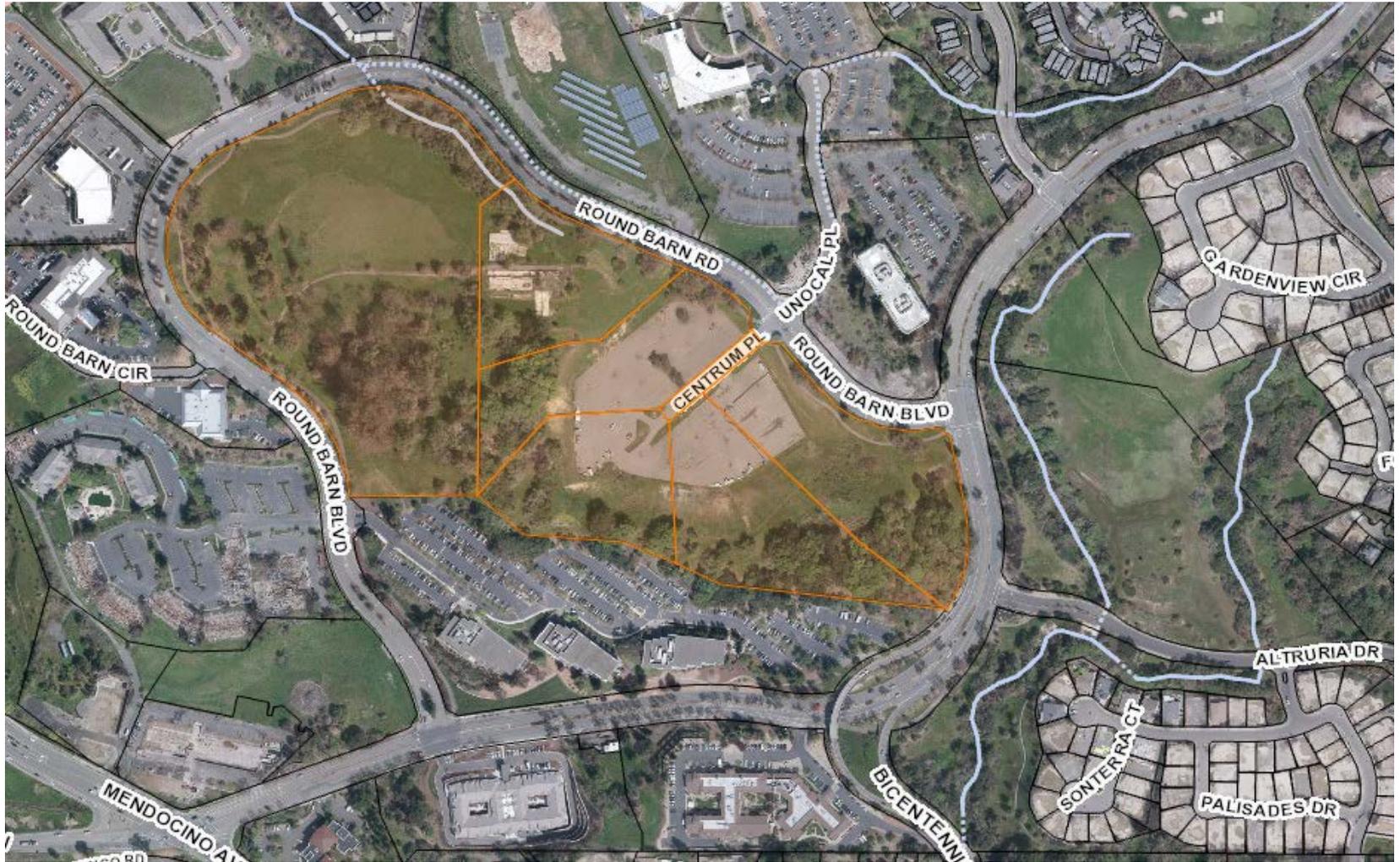
Shari Meads
City Planner
Planning and Economic Development

- Modifications to the approved Final Design Review for 237 attached townhouse units for the approved Round Barn Village project.

Project Location 0 Round Barn Boulevard

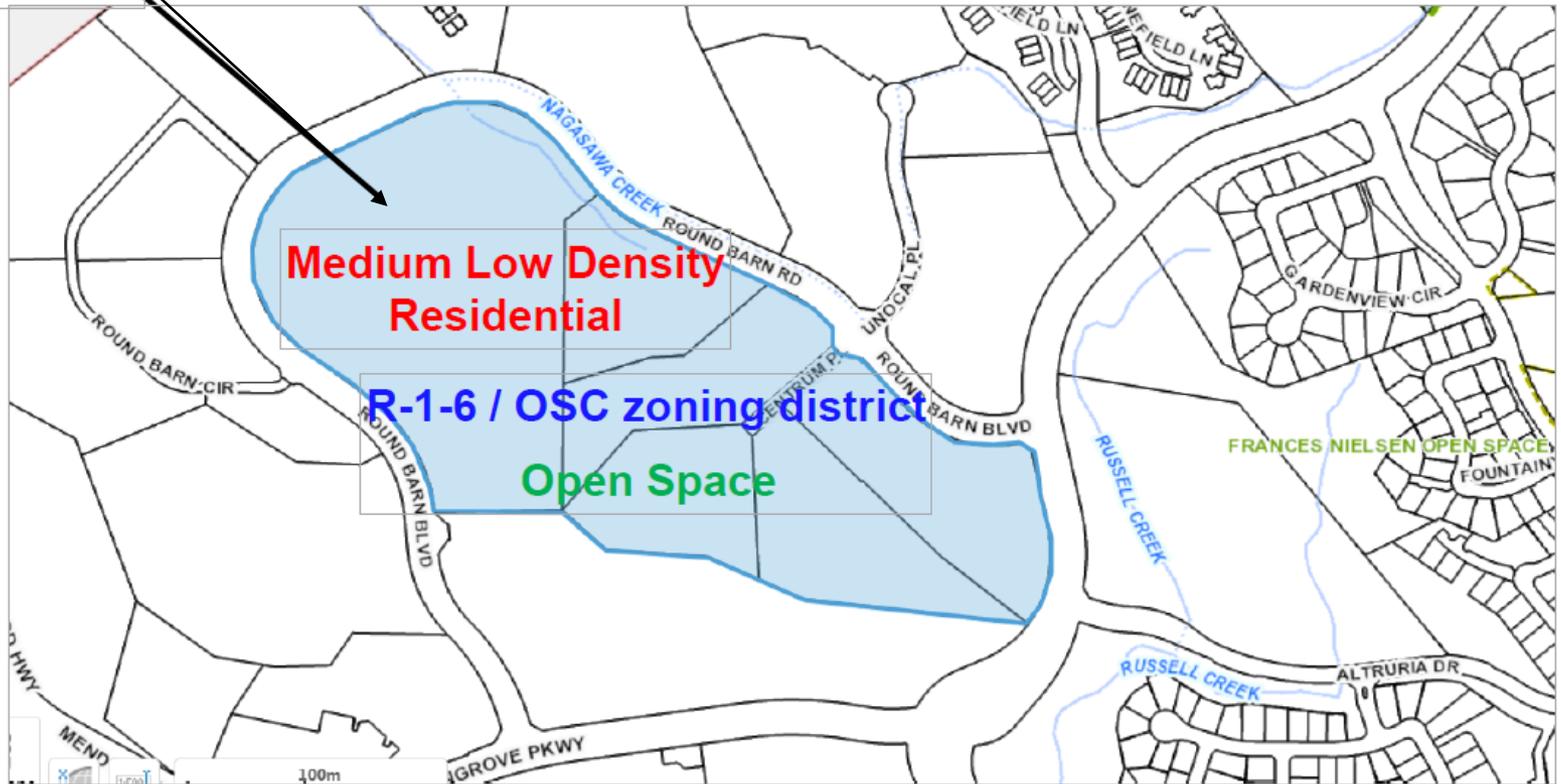


Neighborhood Context 0 Round Barn Boulevard

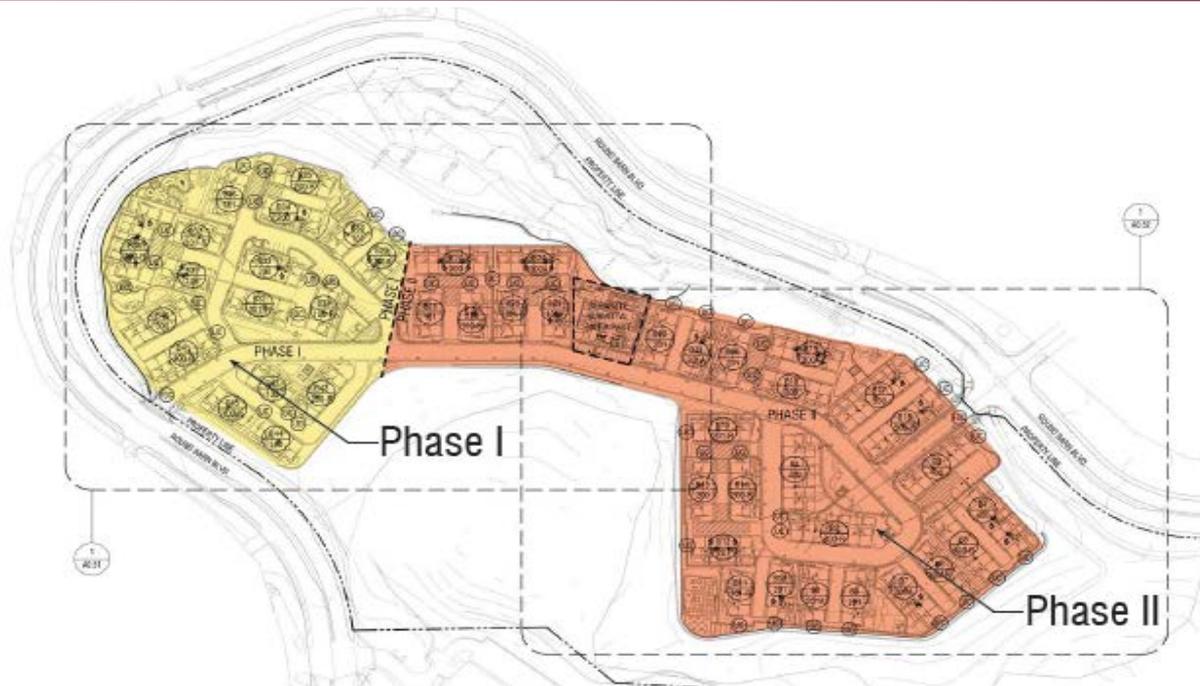


General Plan and Zoning Round Barn Village

Project Site



- September 10, 2019 — Applicant submitted application for Modification of Final Design Review
- January 17, 2019 — Final Design Review Granted via Resolution No. 19-990
- November 15, 2018 – Preliminary Design Review approved via Resolution No. 18-986
- October 11, 2018 – Design Review application submitted for 237 attached townhouse units
- August 9, 2018 – Planning Commission approved Tentative Map, Hillside Development Permit and Minor Use Permit and adopted Addendum to Initial Study/MND.
- August 9, 2018 – Waterways Advisory Committee reviewed project and provided positive recommendation to Planning Commission.
- April 18, 2018 – Neighborhood meeting held.
- April 5, 2018 – Concept Design Review Board hearing held.
- February 5, 2018 – Council approved General Plan Amendment and Rezoning and adopted a Mitigated Negative Declaration for project.
- November 30, 2017 – Planning Commission adopted resolution recommending General Plan Amendment/Rezoning and Mitigated Negative Declaration to accommodate future residential development.



Due to storm water considerations, the project will be developed in two distinct phases.

Phase I	80 units
Phase II	157 units

Site development of Phase I has started, but will be limited to a maximum of 50 building permits to comply with Fire Department requirements, which require a second point of access for issuance of greater than 50 building permits. The development of Phase II will provide the secondary access needed to complete the project. Site development work for Phase II is expected to begin in April 2020.

Proposed Modifications

- Increased number of building styles
- Enhanced rooflines to allow for increased fire access
- Addition of more private open space areas (covered porches)
- Many window and detail changes
- Updated the exterior building and material and color schemes
- The number and grouping of units remains the same
- The common areas remain the same

Approved



Proposed



Comparison rear elevation

Approved



REAR

Proposed



REAR

Comparison left and right elevations

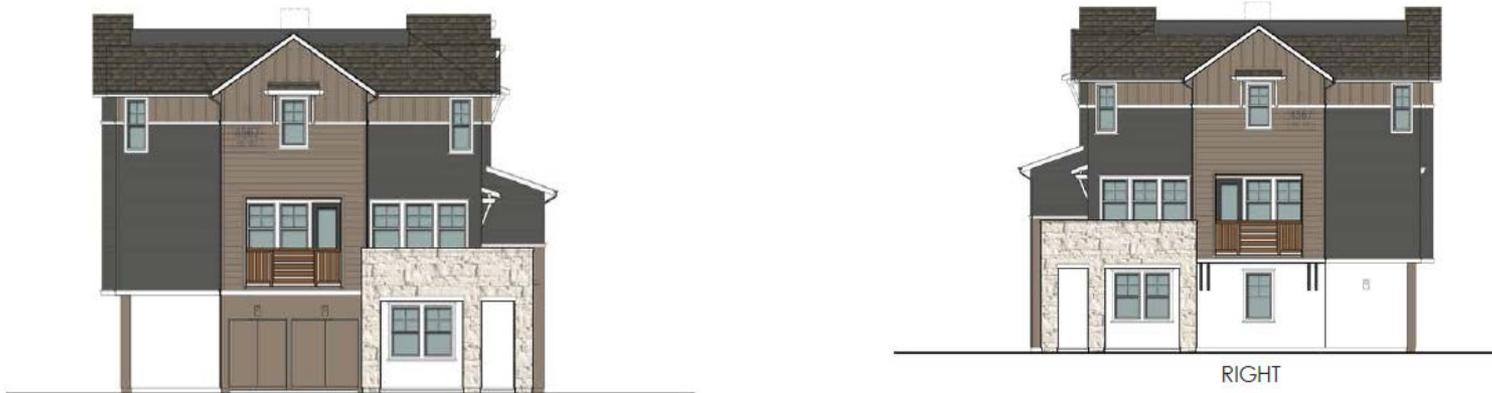
Approved



LEFT

RIGHT

Proposed



LEFT

RIGHT

Design Review Guidelines

Residence Design

- 3.1 III.B.2** Vary roof forms and pitches when a project includes five or more homes. Incorporate home designs that rotate ridge lines both parallel and perpendicular to the street and utilize a variety of hips and gables. Other elements which add variety and break up the roof, such as dormers and turrets are encouraged.
- 3.1 III.B.3** Include single story elements such as porches, covered entries, and second stories that are set back from the first floor on two story homes. These elements should be varied along the streetscape.
- 3.1.III.C.1** Primary materials for homes should be: horizontal siding, stucco, board and batten style, vertical wood siding, and wood shingles.
- 3.1.III.C.3** Design all four sides of homes. Wrap the siding material from the front on all sides.
- 3.1.III.C.4** Provide door and window trim or stucco surrounds on all sides of the home.
- 3.1.III.F.1** Incorporate a variety of features such as overhangs, dormers, bay windows, cantilevers, porches, entries, accent materials, etc., to provide articulation and interest.

Design Review

Mandatory Findings for Approval

Mandatory findings are able to be made for Design Review approval:

- The design and layout is consistent with the General Plan and Zoning Code and appropriate for the use and location of the proposed development and consistent with Framework of Design Review (Guidelines, Introduction, Subsection C.)
- The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments.
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood. The design of the proposed development will provide a desirable environment through the appropriate use of materials, texture, and color.
- The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

The Planning and Economic Development Department recommends that the Design Review Board

- Adopt Resolution approving Modifications to Final Design Review for Round Barn Village.

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