

# Grove Village - Rezoning

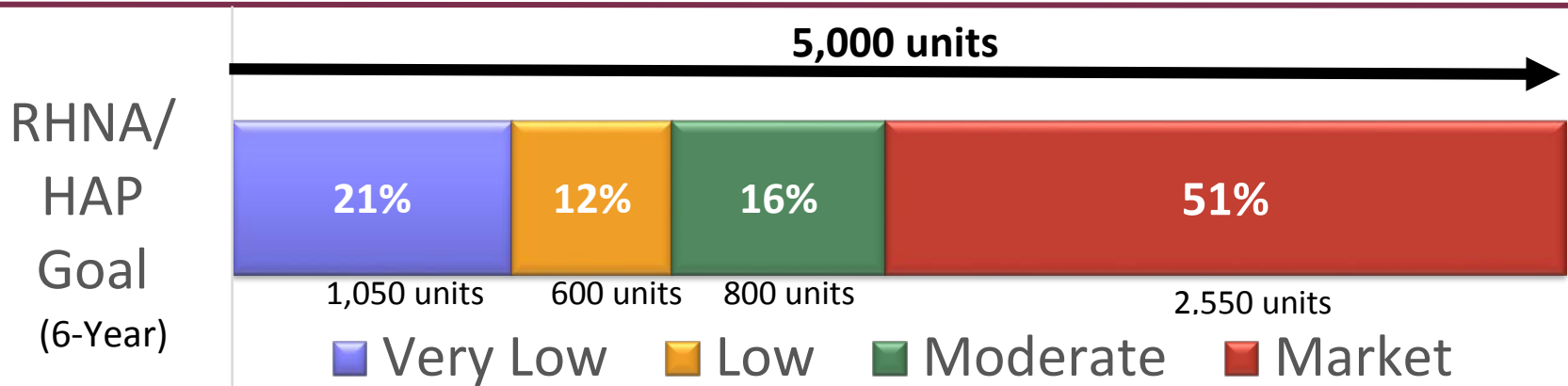
2872, 2882 and 2894 Stony Point Road  
(Stony Point Road at Ludwig Avenue)

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November 15, 2016

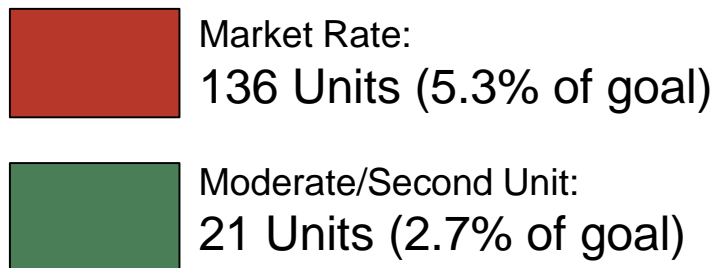
Bill Rose  
Supervising Planner  
Planning and Economic Development

Rezone four parcels from the RR-40 (Rural Residential) district to the R-1-6 (Single-family Residential) zoning district to be consistent with the General Plan land use designation.

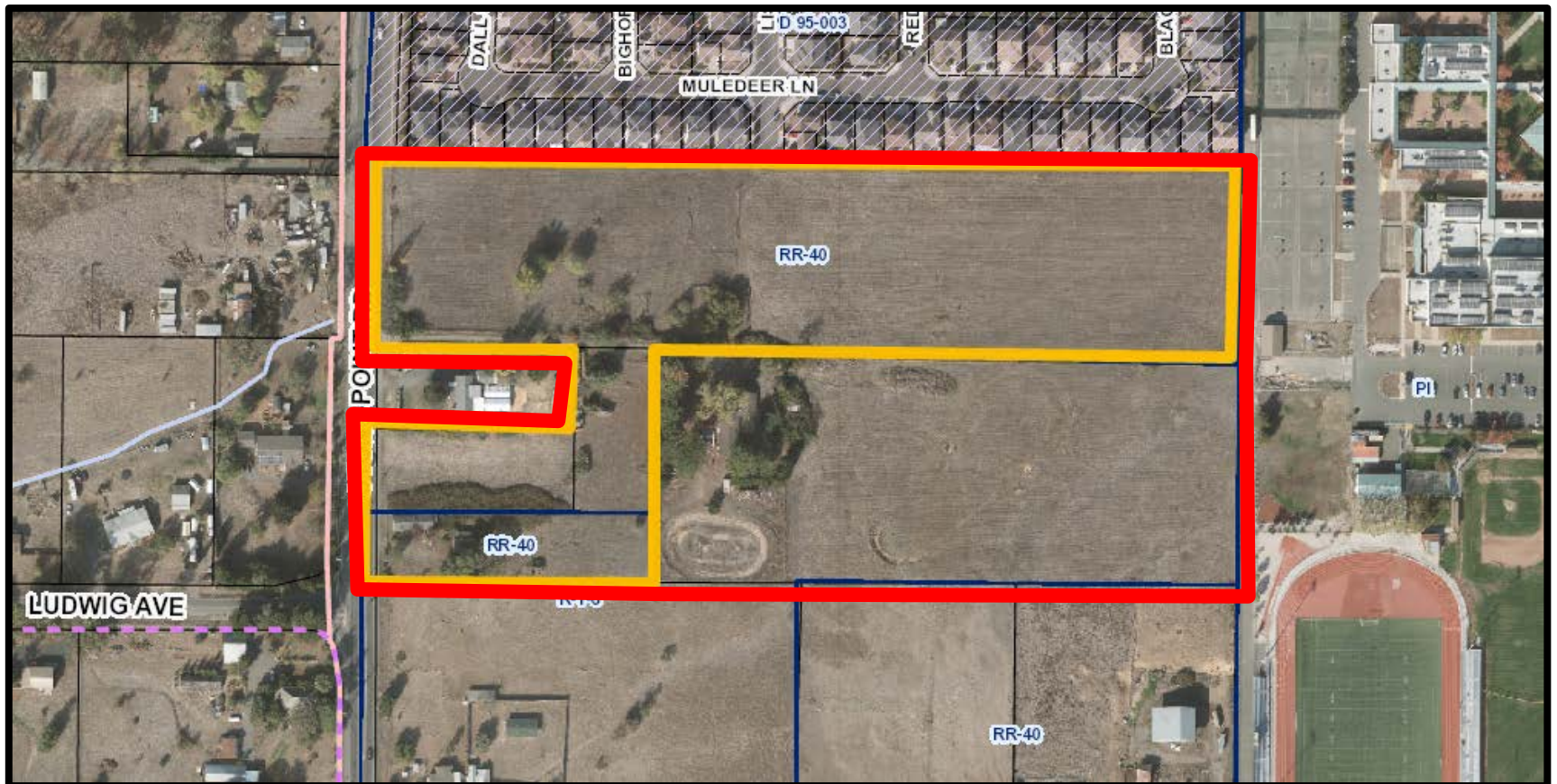


\*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and  
2016 Santa Rosa Housing Action Plan (HAP)

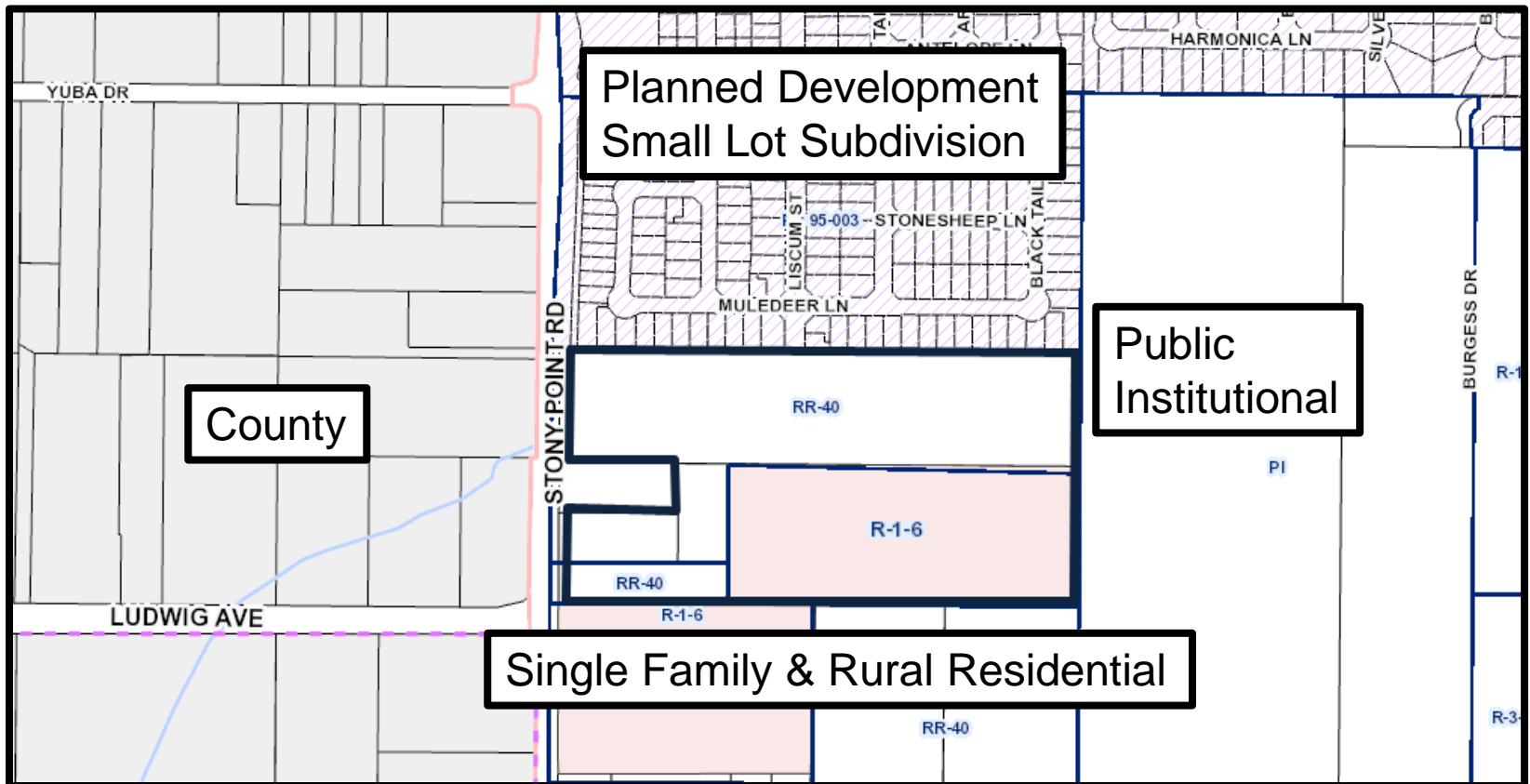
## Grove Village: Total 157 units



# 2872, 2882, 2894 Stony Point Road

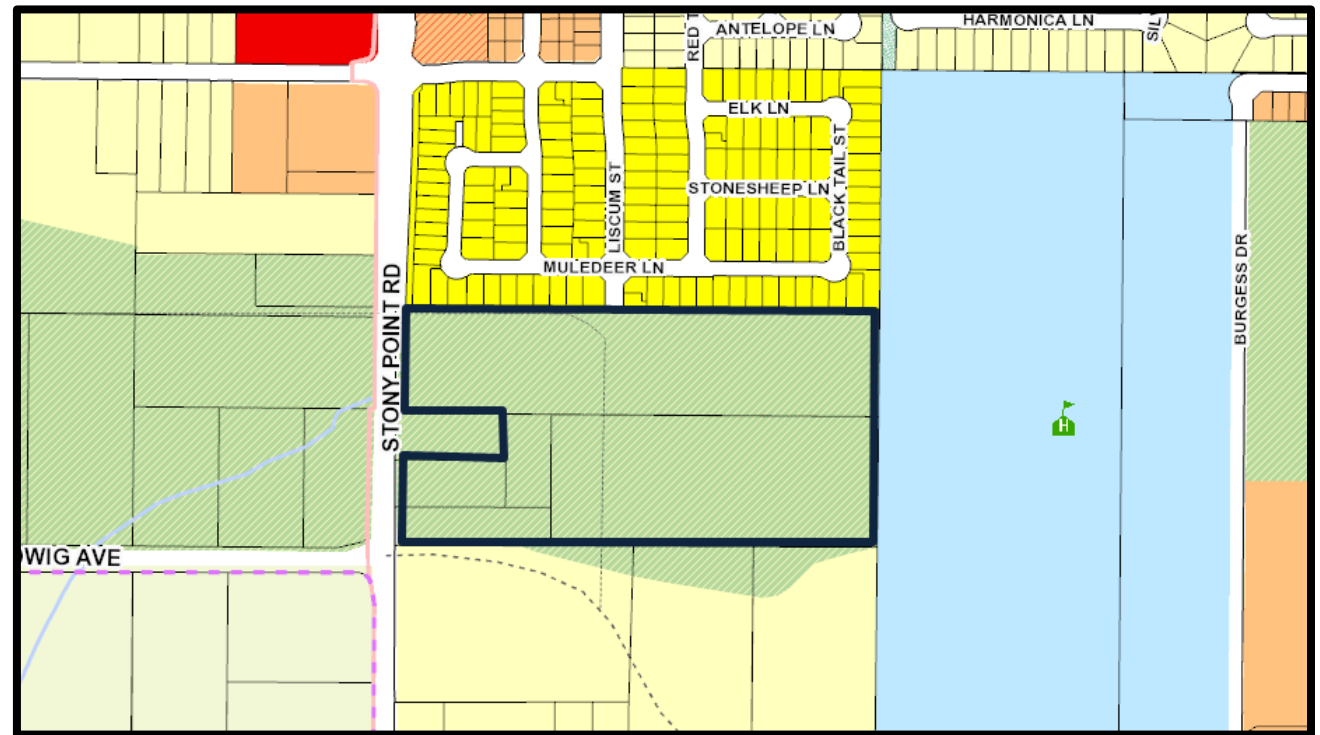


## RR-40 (Rural Residential) & R-1-6 (Single-family Residential)





## Land use designation: Low Density Residential/Open Space







- February 26, 2014 – Neighborhood meeting
- January 13, 2015 – Original applications submitted (115 lots)
- November 17, 2015 – Second submittal (137 lots & 20 SDU)
- April 5, 2016 – Third submittal (136 lots & 21 SDU)
- August 22, 2016 – Initial Study/Mitigated Negative Declaration (IS/MND) circulated
- September 22, 2016 – Planning Commission public hearing



- Subdivide 18.56 acres into 136 individual residential lots
  - Adopted a Mitigated Negative Declaration
  - Approved Conditional Use Permit for small lot subdivision
  - Approved Tentative Map
    - Construct 136 detached single family residences
    - Includes 21 Second Dwelling Units
  - Recommend Rezone from RR-40 (Rural Residential) to R-1-6 (Single-family Residential)



It is recommended by the Planning Commission and Planning and Economic Development Department that the City Council introduce and approve an ordinance to rezone the subject four parcels, described as Assessor's Parcel Nos. 134-042-017, 134-042-042, 134-042-043 and 134-042-048 from the RR-40 zoning district to the R-1-6 zoning district.

Bill Rose  
Supervising Planner  
Planning and Economic Development  
[wrose@srcity.org](mailto:wrose@srcity.org)  
(707) 543-3253

