

Marlow Commons Preliminary Design Review

2199 Marlow Road and
2039, 2041 & 2045 Guerneville Road

June 21, 2018

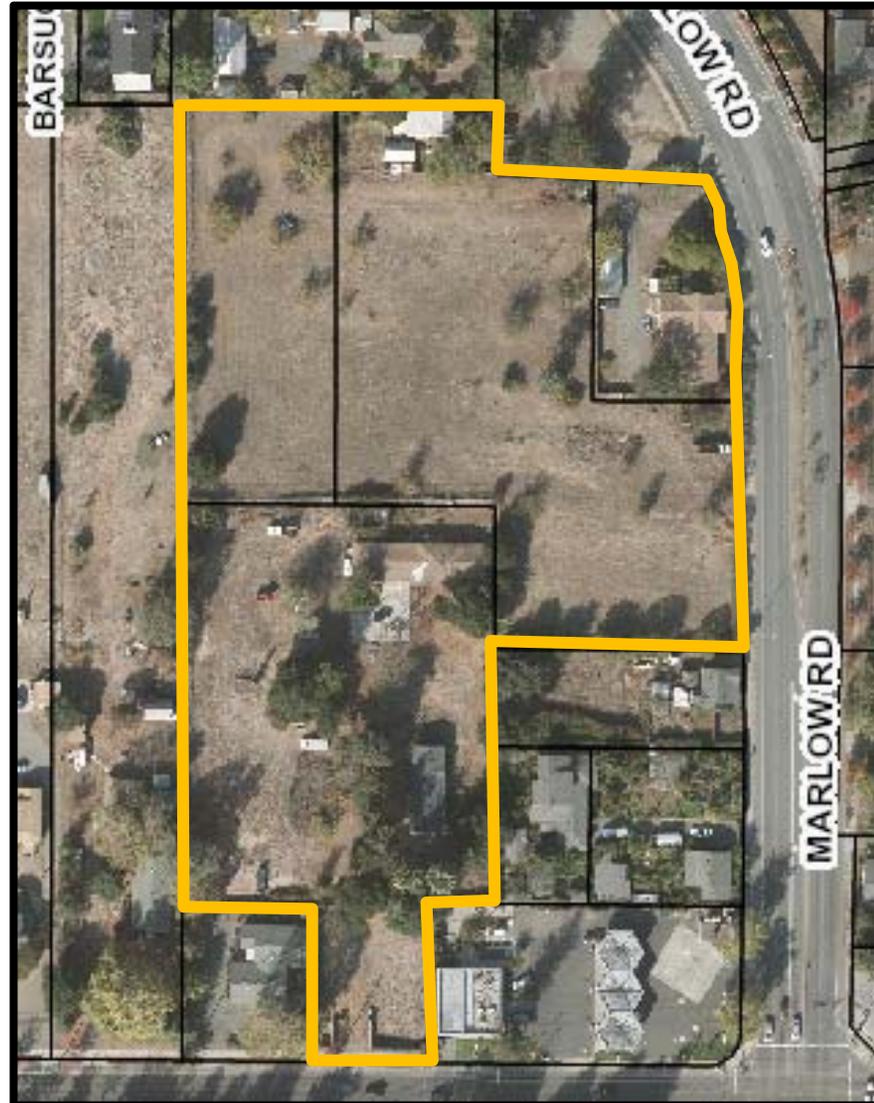
Susie Murray, City Planner
Planning and Economic Development

Marlow Commons - Project Description

- Subdivide 4.84 acres into 44 individual lots
- Construct 64 attached residential units
 - 24 lots with single-family units
 - 20 lots with duplex units

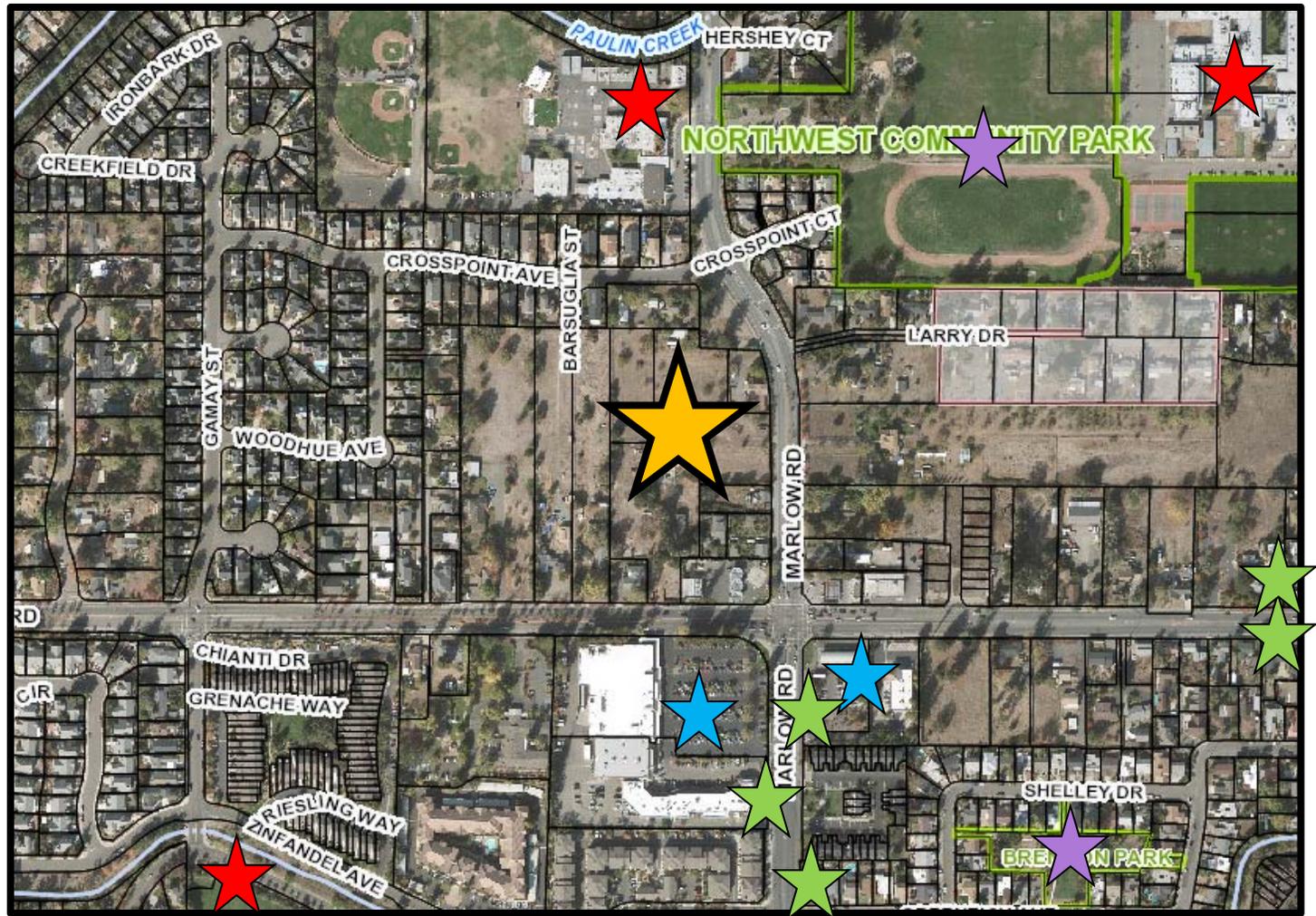


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Project Site
School
Shopping
Recreation
Transit



- March 29/April 5, 2016 - General Plan Amendment and Rezoning;
- November 2016 - Pre-application Meeting with City staff;
- March 2017 - Neighborhood Meeting
- April 4/December 13, 2017 – Applications submitted

- General Plan
 - Housing, close to transit & shopping
 - Mid-point
- Zoning Code
 - Tentative Map – 44 Lots
 - Conditional Use Permit - Small lot subdivision (development standards)
 - Design Review



- Design Guidelines
 - To develop multiple-family housing that is compatible with existing surrounding homes and other structures;
 - Trash
 - Fencing
 - Light Fixtures
 - Incorporate existing natural features;
 - Break up the mass of larger structures with articulation of the form, use of color and the use of multiple materials;

Marlow Commons - Site Plan



Marlow Commons - Elevations



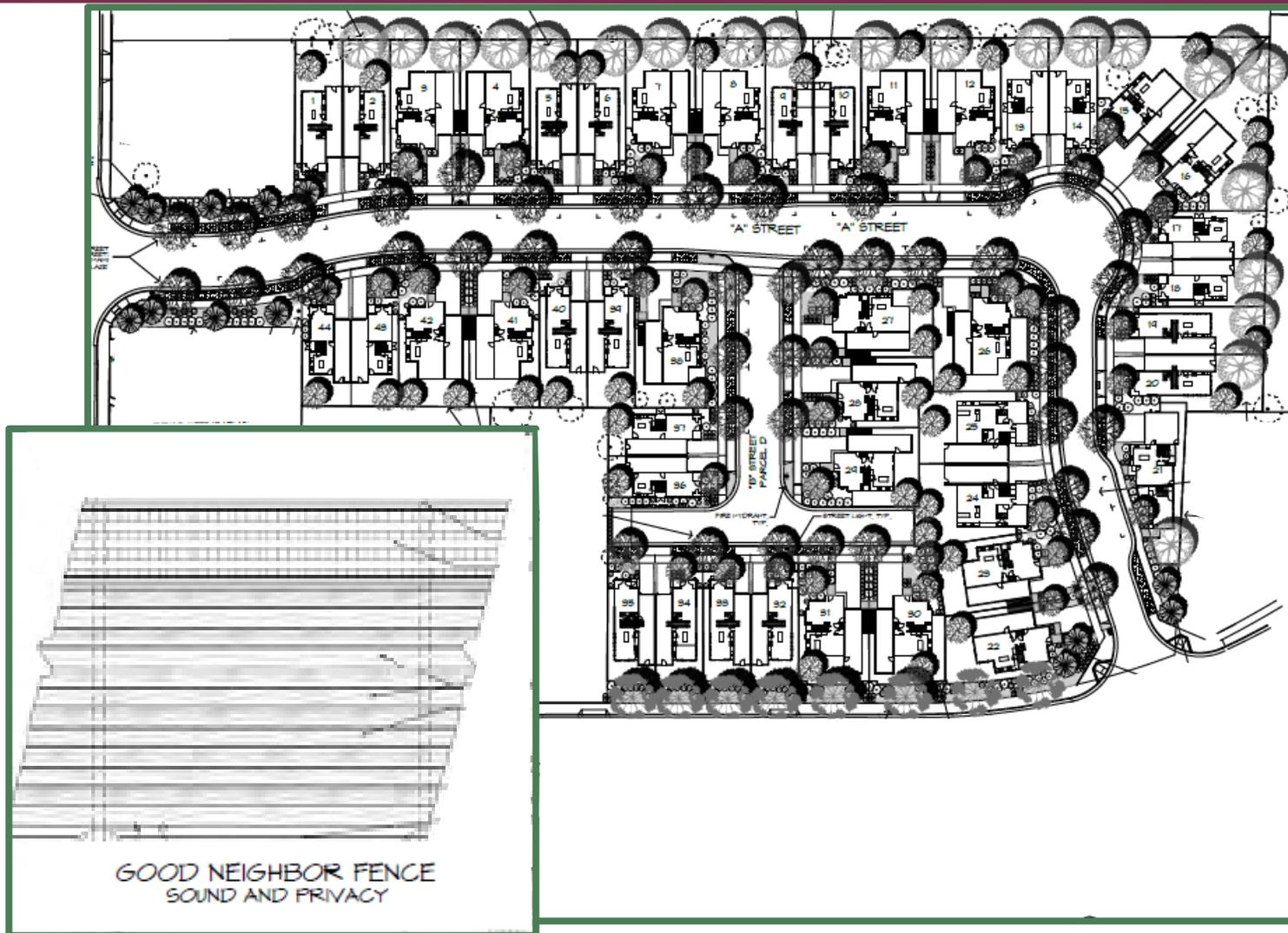
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Marlow Commons – Landscape Plan



- Class 32 Categorical Exemption – Infill Development
 - Consistent with General Plan and Zoning;
 - Less than five acres; surrounded with urban uses;
 - No value as habitat for rare, endangered or threatened species;
 - Will not result in significant effects relating to traffic, noise, air quality, water quality; and
 - Able to be served by all utilities and services.

Parking

- 140 spaces required; 180 provided

Building height & Privacy

- Maximum height under 23 feet
- 20' back yard setback
- 8' fence along project perimeter

Circulation

- Traffic study concluded to drop in service

Trees

- 58 trees will be removed
- 25 trees will be preserved
- 160 24"-box trees will be planted
- Compliance with Tree Ordinance

- There are no unresolved issues.

It is recommended by the Planning and Economic Development Department that the Design Review Board grant Preliminary Design Review:

- Option 1 – The project will return to the DRB for Final Design Review; or
- Option 2 – Final Design Review will be delegated to staff.

Susie Murray
City Planner
Planning and Economic Development
smurray@srcity.org
(707) 543-4348

