

# Penstemon Place Project Description

January 13, 2022

Penstemon Place is a proposal to subdivide an approximately 9.7-acre site into 59 single-family residential lots with detached dwelling units. Twelve (12) of the lots are designed as 4-unit auto courts. Two (2) lots will include Accessory Dwelling Units (ADU's) and four (4) more will have the option to include them.

The Project site is located at 2842, 2862, and 2574 Linwood Avenue in the Southeast quadrant of Santa Rosa. Existing rural residential and new single-family residential homes lie adjacent to the site along the northerly, westerly, and southerly boundaries. Right-of-Way for the planned Farmers Lane Extension lies immediately adjacent to the site on the East. Verbena Drive is stubbed out to the northerly boundary and will be continued into the site. The Dauenhauer Neighborhood Park lies at the northerly end of Verbena Drive approximately 1,100 feet (less than ¼ mile) north of the site.

The site slopes generally from east to west with 80% of the site having slopes of less than 10%. The average slope of the site is 6.99%. A portion of the site includes slopes over 10%, requiring a Hillside Permit. There are currently six (6) existing single-family homes and accessory structures on the site dating from the 1960s. All existing structures will be removed.

The design seeks to create a new walkable neighborhood of single-family homes with interconnected streets fitting with the site and the surrounding adjacent neighborhoods. Verbena Drive will be extended into the site from the north to connect with an extension of Poinsettia Lane from the west. A new street will connect Verbena Drive and Poinsettia Lane with Linwood Avenue to the south providing for three points of access. The site design also seeks to preserve the largest valley oaks on the site and incorporate them into the new neighborhood.

An additional goal is to minimize the visual impact of the project. This is planned to be accomplished by grading the homes into the hillside. Plans for the future Farmers Lane Extension already call for extensive grading along the easterly boundary of the site. Grading the homes into the site below the elevation of the future Farmers Lane Extension will not only reduce the visual profile but will ensure future traffic noise from Farmers Lane does not impact homes and eliminates the need for sound walls.