

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
JUNE 3, 2021

PROJECT TITLE

Stony Point Flats Apartments

APPLICANT

Stony Point Flats, LP

ADDRESS/LOCATION

2268 Stony Point Road

PROPERTY OWNERMary Wauneta Olson Irrevocable Trust/
Stephen Olson**ASSESSOR'S PARCEL NUMBER**

125-521-008

FILE NUMBER

PRJ21-012 (DR21-023, DR21-030)

PROJECT SITE ZONING

R-3-18 (Multi-Family Residential)

GENERAL PLAN DESIGNATIONMedium Density Residential/Low Density
Residential**APPLICATION DATE**

March 25, 2021

APPLICATION COMPLETION DATE

May 20, 2021

PROJECT PLANNER

Conor McKay

RECOMMENDATION

Provide Comments and Recommendations

PROPOSAL

Proposed new construction of a 50-unit apartment community serving those who earn 30%-60% of area median income. Proposal includes the construction of two three-story buildings and one one-story building. The unit mix consists of 12 one-bedroom units, 24 two-bedroom units and 14 three-bedroom units, ranging in size from 677 square feet to 1023 square feet. Demolition of four existing structures is needed.

On-site amenities include leasing center, community room, computer center, mail/package room, fitness center, and pool with outdoor patio and dining areas. All buildings would be set back at least 65 feet from Roseland Creek, which runs along the southern project boundary. Stormwater flows will be directed to the southwest through a new on-site stormwater drainage system to the existing public storm drain system in Stony Point Road.

Vehicular and pedestrian traffic would enter the project site from Stony Point Road, along the western property boundary. The project would include 88 total surface parking spaces.

The project will include new utility lines on site and tie into existing utilities already located in the area/within Stony Point Road. This includes but is not limited to water and sewer service, electricity, gas, and cable/internet. The project will incorporate a recycling program for waste and be serviced by

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the local waste management company. Lighting throughout the site will be incorporated in the design to provide sufficient light during the dark period of a day without disturbing adjacent sites. The project will be powered solely with electricity, incorporating solar to yield a net zero usage of energy per Title 24 requirements.

Attachments

Attachment 1 – Disclosure Form

Attachment 2 – Location Map

Attachment 3 – Concept Design Narrative

Attachment 4 – Concept Plans

Attachment 5 – Site Photos and Context

Attachment 6 – Public Comments received as of May 26, 2021

Attachment 7 – Survey of Property

Attachment 8 – Late Correspondence