



City of Santa Rosa

Legislation Details

File #:	21-167PC	Version:	1	Name:	Courtney Estates
Type:	PC- Public Hearing	Status:		In control:	In Committee
File created:	10/8/2021	In control:		Planning Commission	
On agenda:	10/14/2021	Final action:			
Title:	PUBLIC HEARING - MODIFICATION TO COURTNEY ESTATES SUBDIVISION FINAL MAP - (FOX MEADOW), MITIGATED NEGATIVE DECLARATION - MAP MODIFICATION - 1530, 1534, 1538, 1542, ALEGRA STREET; 1536, 1539, 1540, 1544, 1545, 1548, 1551, 1552, 1556, 1560, 1561, 1564, 1567, 1568, 1572, 1576 CLARITIN STREET; 1544, 1548, 1552, 1556, 1560, 1564, 1566, 1570, 1572 COUNTRY MANOR DRIVE; 2510, 2511, 2514, 2515, 2518, 2519, 2522 2523 2526, 2527, 2530, 2531, 2534, 2535, 2538, 2539, 2542, 2543, 2546, 2550 COURTNEY AVENUE; 2549, 2553, 2557, 2558, 2562 DAKOTA AVE; 1549 FULTON ROAD. - MOD21-002				

BACKGROUND: Courtney Estates is an entitled 30.07-acre subdivision comprised of Sub-Areas A and B. The final map for the Courtney Estates subdivision was recorded in July 2007. The current proposal is to modify the Courtney Estates Final Map to adjust the lot layouts and to reconfigure easements to accommodate storm water requirements. More specifically, the map amendment proposes the following changes: the maximum lot size changes from 8,985-square-feet to 8,064-square-feet; the minimum lot size changes from 4,046-square-feet to 4,043-square-feet; the average lot size changes from 5,228-square-feet to 5,042-square-feet; the number of lots (50) remains unchanged; Parcel A (9,049-square-feet) and Parcel B (4,181-square-feet) are incorporated as stormwater treatment areas to be owned and maintained by the homeowners' association; the public utility easements (PUE's) are generally resized to 5.5 feet, with exceptions on Fulton Road (PUE unchanged at 13 feet), the south side of Alegria Street (resized to 4.5-feet), and the western portion of Courtney Manor Drive (PUE unchanged at 10 feet); the units-per-acre across the Planned Development (PD05-002) remain unchanged at two dwelling units per acre.

PRESENTING PLANNER: Kristinae Toomians

Sponsors: Planning and Economic Development

Indexes: Mitigated Negative Declaration

Code sections:

Attachments: 1. Staff Report, 2. Attachment 1 - Disclosure Form, 3. Attachment 2 - Neighborhood Context Map, 4. Attachment 3 - Proposed Amended Map, 5. Attachment 4 - Project Description, 6. Attachment 5 - PD05-004 Policy Statement, 7. Attachment 6 - Courtney Estates Final Map, 8. Resolution, 9. Exhibit A, 10. Staff Presentation

Date	Ver.	Action By	Action	Result
10/14/2021	1	Planning Commission	to waive reading of the text and adopt	Pass