

Dutton Meadows Subdivision Time Extension

2650, 2666, 2684 Dutton Meadow
1112 & 1200 Hearn Avenue

April 11, 2024

Kristinae Toomians, Senior Planner
Planning and Economic Development

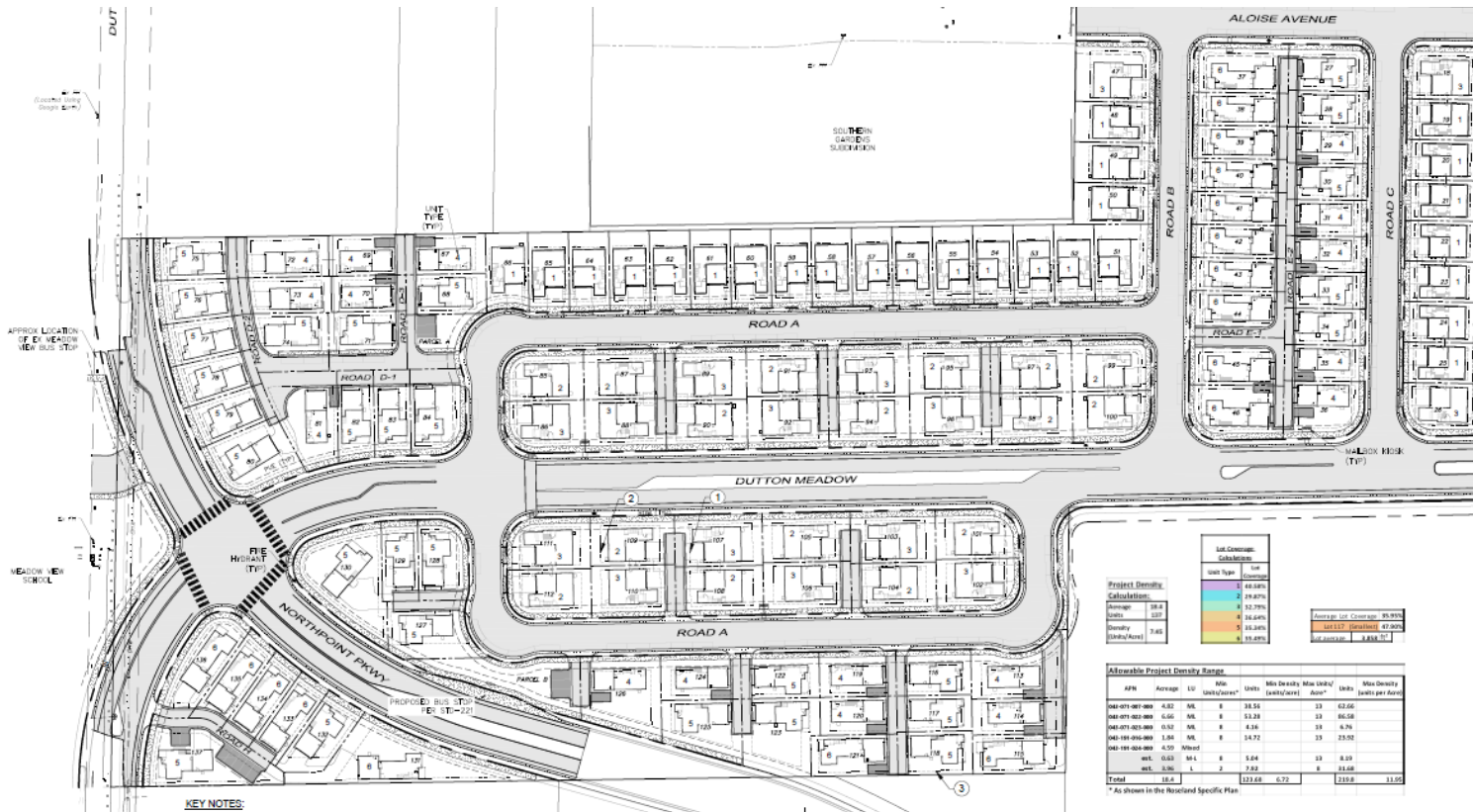
On December 9, 2021, the Planning Commission approved the Dutton Meadows Subdivision project.

- Subdivide 18.56 acres into 137 residential small lots
- Construct detached housing

Before the Planning Commission

- One-year Time Extension
- Extended expiration to December 9, 2024

Approved Tentative Map



Project Density Calculations

Unit Type	Count	Lot Coverage
1	44	44.00%
2	29	29.00%
3	16	16.00%
4	15	15.00%
5	16	16.00%
Average	127	19.8%
Density (Units/Acre)	7.65	35.24%
Lot Coverage	117	47.00%
Lot Area	8,438.72'	

Allowable Project Density Range

APN	Acres	Min Units/Acre*	Max Units/Acre*	Min Density (units/acre)	Max Density (units per Acre)
060-071-007-000	4.32	8	28.55	33	62.66
060-071-002-000	4.60	8	33.29	33	66.58
060-071-003-000	0.32	8	4.36	33	6.76
060-101-010-000	1.84	8	14.72	33	23.92
060-101-004-000	4.50	None			
net	0.03	10-1	8	5.64	8
net	0.06	1	2	2.92	8
Total	18.4		127.68	6.72	133.00

* As shown in the Rescaled Specific Plan

2650, 2666, 2684 Dutton Meadow 1112 & 1200 Hearn Avenue– Aerial View



It is recommended by Planning and Economic Development Department that the Planning Commission approve a one-year time extension for the Dutton Meadow Tentative Map, extending the expiration date to December 9, 2024.

Kristinae Toomians, Senior Planner
Planning and Economic Development
KToomians@srcity.org
(707) 543-4692

