

Christopherson Builders, LLC
Neighborhood Meeting Project Description
Fir Ridge Meadows
0 Fir Ridge Drive, Santa Rosa | APN 173-620-030

Summary

Christopherson Builders proposes to subdivide the subject property into 13 parcels for residential construction. Requested development entitlements include the following:

- Tentative Map Subdivision to create 13 parcels
- Hillside Development Permit

Background

The subject property totals 6.03 acres and is in the Fountaingrove/Fir Ridge area. The property fronts Fir Ridge Dr directly east of Fumay Dr. The property is topographically varied as is all of Fountaingrove with slopes ranging from less than 10% along Fir Ridge Dr. to more than 25% at the rear of the property where it abuts existing development. The property is currently undeveloped. Vegetation includes native oak trees and grasses. Surrounding land use is large parcel single family residential.

The property is currently owned by the Santa Rosa City School District. In 2004, the district and a builder/partner obtained City approval for a 36-unit condominium project for workforce housing. The development approvals and agreements with the district, developer and City for the project have expired. The district is in the process of selling the property. Christopherson Builders is currently working with district to purchase the property.

Proposed Development

Proposed Fir Ridge Meadows development includes the creation of 13 parcels, including the construction of 13 market rate single family homes. Parcel sizes will range in size from approximately 10,000 square feet (sf) to 31,500 sf. The project is designed to complement surrounding large lot single-family neighborhoods. A Hillside Development Permit is requested as several; parcels have slopes exceeding 10%.

Each of the single-family parcels will be designed with two-story homes featuring floor plans with varying elevation styles, materials, colors, and architectural features. All homes will have a minimum of 3 bedrooms with rear yard open space with 15 ft. minimum dimensions and provides optional covered patios. Parking is provided by two-car and three car garages along with tandem driveway parking. A .25-acre parcel will be dedicated to the City for expansion of the existing neighborhood park.

The Santa Rosa General Plan Land Use Plan designates the property Low Density Residential with a density range of 2 to 8 dwelling units per acre permitting up to 48 homes. However, any new proposed development is limited significantly by topography and hillside regulations. The requirements for large front and side yard setbacks align with development of larger parcels and homes in harmony with surrounding residential neighborhoods. Proposed development conforms to the hillside development standards.

The Fir Ridge Meadows site is not highly visible from off-site area or from major roadways. The site is only visible from Fir Ridge Drive. The project is set in a bowl area and will be below the surrounding

residential areas and not have an impact on views. The project will be in character with surrounding neighborhoods.

Access to the site is proposed by a new roadway extending from Fir Ridge Dr and aligned with Fumay Dr. to the west. The new street would include a cul-de-sac terminus. 2 homes will front and have access from Fir Ridge Dr. The proposed public street will be to the City's Minor Street standard with a Right-of-Way width of 48 ft. Utility services including sanitary sewer, storm drain, water, streetlights, and electrical/communications will be extended from existing infrastructure locations.

The proposed development will include roadside and onsite bio-retention basins to meet the City's latest storm water low impact development requirements.

Design Concepts

Architectural elevation of a home brings life to the structure's exterior and vibrance to the neighborhood. This is an infill site with surrounding traditional and modern architecture. Our homes have been designed to provide comfortable and spacious living spaces which meet today's buyer needs, while the exterior elevations embrace the materials compatible with the surrounding neighborhood. Modern style transforms traditional architecture through use of hip roofs, modern masonry elements, and stucco exterior.

Modern design elements including single hung windows with minimal grids, brightly colored contemporary entry doors and progressive garage doors, while they use the materials found throughout the surrounding neighborhood. The elevations are designed to be aesthetically pleasant, and compatible with each other and the surrounding community.

Landscaping will be provided in front yards including mix of low water ground cover, shrubs, grasses, and trees. Six-foot wood fencing will provide privacy to rear yard open space and between homes.

Attachments:

- Conceptual Site Plan
- Neighborhood Context Maps