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CITY OF SANTA CLARA
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CITY COUNCIL

Meeting Date: June 1, 2022 **Agenda Item:** 2

Applicant: Clayton Leavitt **Requested by:** Clayton Leavitt

Subject: Concept Plan Discussion - Part II

Description:

Clayton Leavitt has asked that this item be placed on the City Council work meeting agenda. The Council will recall that this item was discussed during the May 4, 2022, work meeting. Mr. Leavitt has been working on revisions to his plan and would like to further discuss his plans with the Council. Two (2) updated Concept Plans (Plan #8 and Plan #9) have been included in the packet. Some photos have also been attached showing different product types the applicant is considering. The current property zoning is R-1-10 which allows for single-family homes on 10,000 square foot lots. The applicant would be required to go through a rezoning process to get the number of units shown on the attached plans. Both plans include a proposed density of approximately 10 units/acre which would require a PDR Zone for the property. The base density for the PDR Zone is 8 units/acre. While it appears that the applicant has included additional single family lots on the plans, the majority of the units shown are multi-family townhomes. The applicant has worked with city staff to incorporate public streets within the project, with the exception of one area (northwest portion of site). A public street connection to Patricia Drive has also been shown on both plans. City staff will be available during this item for any questions the Council may have.

Recommendation: Discussion

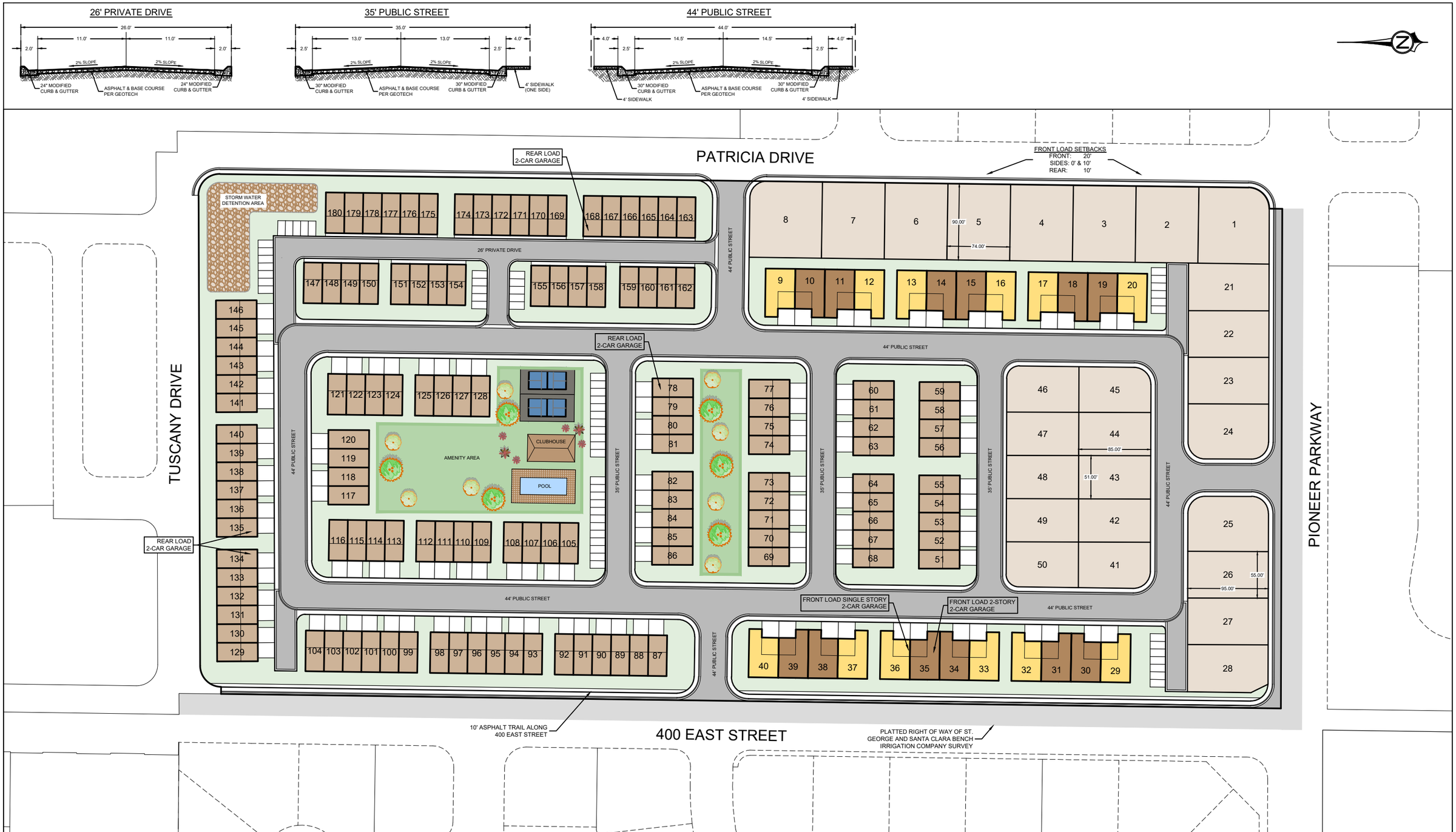
Attachments:

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A



UNIT MIX

- 12 FRONT LOAD 2-STORY TOWN HOMES
- 130 REAR LOAD TOWN HOMES
- 12 FRONT LOAD SINGLE STORY TOWN HOMES
- 26 SINGLE FAMILY DETACHED
- Total = 180 UNITS

PARKING

FRONT LOAD TOWN HOMES = 1-CAR GARAGE
12 x 2 GARAGES + 12 x 2 DRIVEWAYS = 48 SPACE

REAR LOAD TOWN HOMES = 2-CAR GARAGE
130 x 2 GARAGES: 260 SPACES + 96 x 2 DRIVEWAYS = 452 SPACES

FRONT LOAD SINGLE STORY TH = 2-CAR GARAGE
12 x 2 GARAGES + 12 x 2 DRIVEWAYS = 48 SPACES

SURFACE PARKING = 52 STALLS
TOTAL PARKING = 600 STALLS
PARKING RATIO = 3.9 STALLS PER T.H. UNIT

SITE SUMMARY

TOTAL UNITS: 180

SITE AREA: 17.957 ACRES
DENSITY: 10.19 D.U./ACRE

RECREATIONAL AMENITIES: 1.37 ACRES 7.6%
LANDSCAPED OPEN SPACE: 3.27 ACRES 17.2%
SINGLE FAMILY YARDS: 0.89 ACRES 4.9%
TOTAL OPEN SPACE = 5.53 ACRES 30.7%

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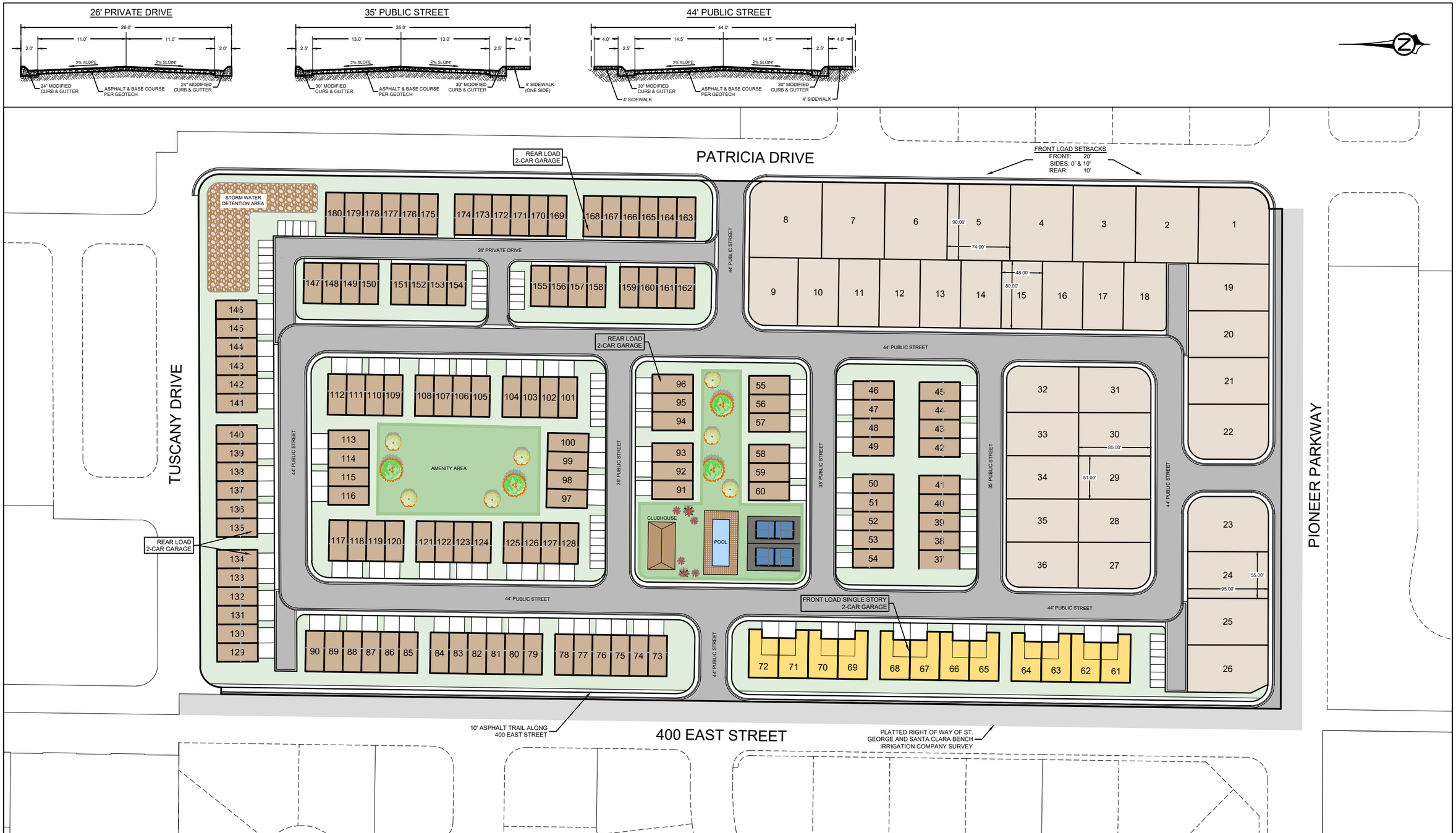
PARKWOOD
CONCEPTUAL PLAN #8

5/24/2022



UNIT MIX

- 132 REAR LOAD TOWN HOMES
- 12 FRONT LOAD SINGLE STORY TOWN HOMES
- 36 SINGLE FAMILY DETACHED
- Total = 180 UNITS

PARKING

REAR LOAD TOWN HOMES = 2-CAR GARAGE
132 x 2 GARAGES = 264 SPACES + 98 DRIVEWAYS = 460 SPACES

FRONT LOAD SINGLE STORY TH = 2-CAR GARAGE
12 x 2 GARAGES + 12 x 2 DRIVEWAYS = 48 SPACES

SURFACE PARKING = 42 STALLS
TOTAL PARKING = 550 STALLS
PARKING RATIO = 3.06 STALLS PER T.H. UNIT

SITE SUMMARY

TOTAL UNITS: 180

SITE AREA: 17.957 ACRES
DENSITY: 10.02 D.U./ACRE

RECREATIONAL AMENITIES: 1.21 ACRES 6.74%
LANDSCAPED OPEN SPACE: 2.88 ACRES 16.06%
SINGLE FAMILY YARDS: 1.03 ACRES 5.74%
TOTAL OPEN SPACE = 5.12 ACRES 28.54%

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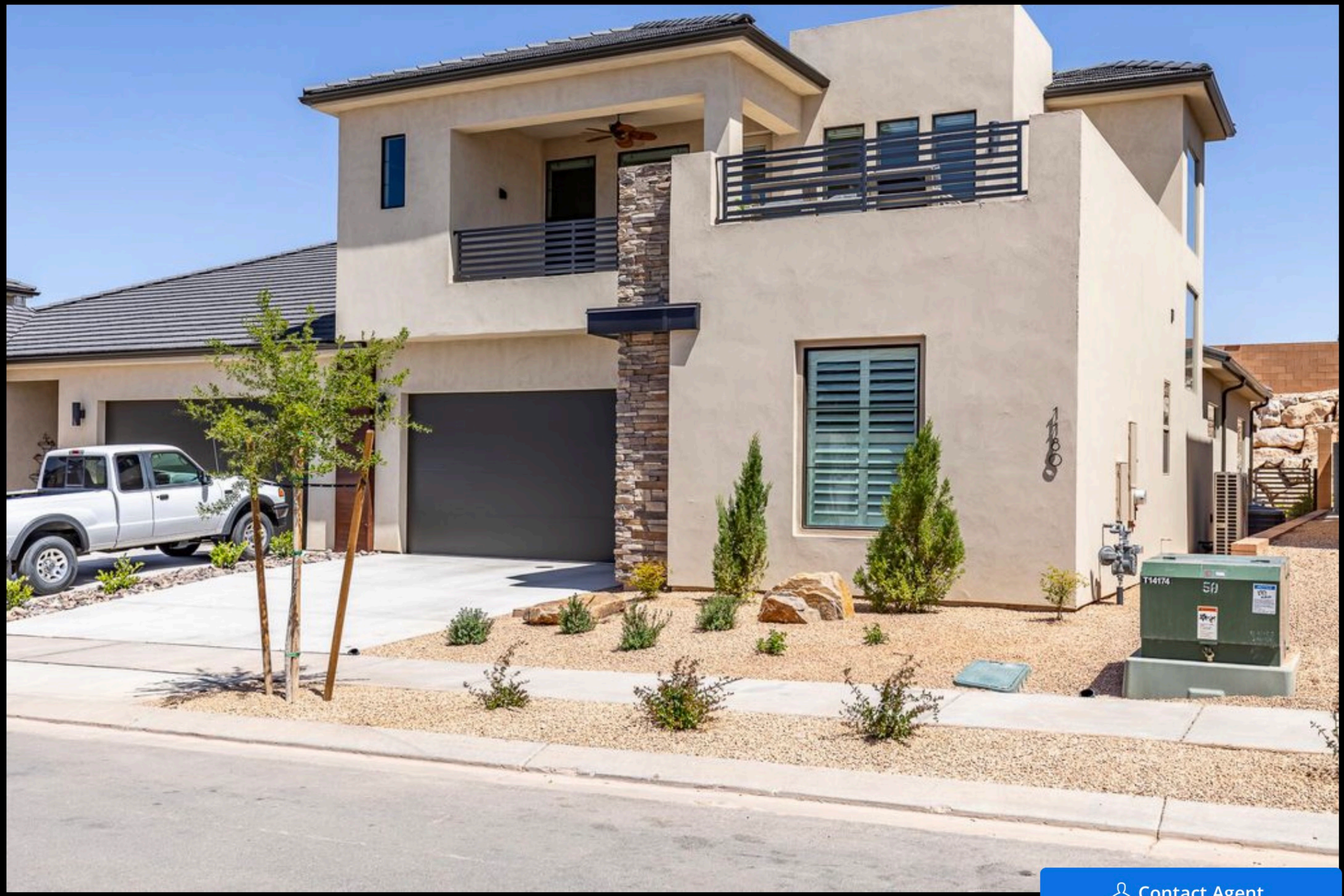
PARKWOOD
CONCEPTUAL PLAN #9

5/24/2022

Feedback



Contact Agent