

Legislation Text

File #: 2020-3549, **Version:** 1

Public Hearing: Application #PL2020-171 - Preliminary Development Plan - Napa Valley subdivision - revised residential elevations; Engineering Solutions, LLC, applicant.

(Note: This item was continued from August 4, 2020 per staff's request.)

Issue/Request:

The applicant requests to amend Condition of Approval #3 of Ordinance No. 7775 that approved an updated preliminary development plan for the Napa Valley subdivision. Condition of Approval #3 established the architectural style, building materials and colors for the subdivision in accordance with certain building elevations approved at that time. The purpose of the subject application is to approve updated design guidelines that expand the subdivision's allowable architectural style, building materials and color palette to better respond to the market demand for greater variety of housing styles.

The need for the applicant to update the subdivision's architectural design guidelines is the result of a relatively recent change to improve the City's residential building permit process. It was discovered that building permits were issued for construction of residences that were not consistent with the previously approved architectural standards for Napa Valley. The proposed design guidelines expand the previously approved architectural standards to capture the varying architectural styles and building materials that have been constructed in the subdivision.

Josh Johnson, AICP, Assistant Director of Plan Services

Matt Schlicht, Applicant

Recommendation: With the conditions of approval below, the application meets the requirements of the UDO.

1. Condition of Approval #3 of Ordinance No. 7775 approving a preliminary development plan for the Napa Valley subdivision shall be amended, to establish the architectural design guidelines dated May 29, 2020, as the governing design standards for the Napa Valley subdivision.
2. The Napa Valley subdivision shall continue to be subject to all other obligations of Ordinance No. 7775, inclusive of Conditions of Approval #s 1, 2 and 4-8.

Committee Recommendation: On a motion by Vice Chair Dial, seconded by Mr. Kitchens, the Planning Commission unanimously voted on July 23, 2020, to recommend approval of Application #PL2020-144 - Vacation of Right-Of-Way - segment of NW Audubon Lane located west of NW Carson Drive (adjacent to 212 NW Carson Drive); Gale Communities, Inc, applicant.