

THE MEADOWS AT BAILEY CANYON

Specific Plan Changes

in Response to Planning Commission Feedback

JULY 7, 2022















- In business for nearly 70 years
- Built and planned 5000+ homes in Southern California
- Diverse design approaches to each home while still adhering to the existing community character



Open Space Conservation

3 parcels to be conserved as open space

New legal lot for Restricted Use Area (no habitable structures)

Restricted Use Area rezoned to open space

Changes Made to House Size

Adopt R-1 definition of floor area

Gross Floor Area

Revised for consistency with the "gross floor area" definition under Chapter 17.20 (R-1 Zone) of the SMMC.

Net Floor Area

Added for consistency with the "net floor area" definition under Chapter 17.08 (Definitions) of the SMMC.

3 DEVILOPMENT PLAN AND STANDARDS

2.1 INTRODUCTION

This shapter describes in literal the development plans of the Newdows at Saliny Campon Specific Plans including this lized use, park, and mobility plan and development standards to glubble the location, character design, and quality of new development within the Flans area. When historiest these standards shall ensure that development nethricities at Earloy Carryon resigns should complement the character and development nethricities and Earloy Carryon resigns should will complement the character and development out to Mesodows at Earloy Carryon resigns should continue that the greater Series Modite partnership and implement the Vision Statement and Guiding Principles.

If conflicts occur between the standards contained in this Specific Plan and those found in the City of Serris Madio Municipal Gode GMMC), the development standards in the Mexicons at Belley Carryon Specific Plan shall supersede all provisions, standards, and requirements of the City's Ziming Optimizers.

32 DEFINITIONS

For this 16e, the words, phraces, and terms set forth in this chapter shall be deemed to have the meaning excitosit to them in this chapter. Terms not defined in this chapter shall have the same definitions provided in the City's Ziming Ordinance, Chapter 17,68. Definitions, as amended from time to time.

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Height. The vertical distance of the structure measured from natural or pre-existing gode, or finished from systemese is higher executed the perimeter of this studiety to the highest point of the coping of a fils most of an a point-are-effect of the height of a path-set of highest point.

Net First Are. The bridged from area of all the firsts of a builded include within the summediat leafs, excludes of sent, shalls, quarte elevation, alternate and armite her lites.

Settack. The minimum distance by which a structure must be capacited from a property line or other are feature. The required aethech shall be the vertical plane generally properdictive to the ground plane (Bet is streight upwerd from the first floor through the ascord floor and roof without any change or angle.

Settleck, Front. The increment distance by which a structure that he expected from the front property line, which is period to and aborting, the back of sidewalk.

Settack, Side. The minimum distance by which a structure must be expansive from the interior side, or atmet side, properly time.

Settleck. Repr. The minimum distance by which a structure must be separated from the rear property line.

3.3 LAND USEPLAN

The Specific Plan is designed to deliver a new resolvation community with a coherence set of diverse, annihilation of the Bull, one intended to completent the architectural diversity of the existing attractures that gives Sams Madde do extents steam. The Specific Plan's Valori Statement and Suiding Principles guide the Land Use Plan.

The approximately LT core files are a prevalent the supportunity to develop attentive, new turnes that complement and enhances the execution that is unique to them Models as a feature small from needled in the football, but entire a major nethodoption area. The Mandoles at Being Conjunctive should be that a major to the confidence of the Mandoles at Being Conjunctive should be than area. Paper the major that the four approximately 2.700 to 5.000 aquate foot. On the outstand broadley addedoct to an execution that a minimum lot open of 1.800 aquates foot. On the outstand broadley addedoct to an execution angle-barret resignator tool. It is designed public paths such will serve as a new community arranged purposers that the files are too the files of the files are too too the files are too to the files are too the

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5.2

Changes Made to House Size (continued)

2. Reduce maximum floor area to 3,775 SF

Results in a reduction of over 17,000 SF of gross floor area from the project

3. Establish a limit to the <u>average</u> floor area

Average floor area shall not exceed 3,500 SF for the entire project

Changes Made to House Size (continued)

Table 3-3 Unit Mix Requirements		
ousing Plan	Net Floor Area	Percentage of Units to be Provided 1
Plan 1	3,200 sq. ft.	25% min.
Plan 2	3,650 sq ft.	35% max.

40% max.

Note: Min. = minimum; Max. = maximum; sq. ft. = square feet; ft. = feet.

Housing

Plan 3

3,775 sq. ft.

¹ Number of units to be calculated as a percentage of the total number of units provided in the Specific Plan area.

Changes Made to House Size (continued)

4. Require the following Unit Mix (25/35/40)

Minimum 25% of the project shall be one-story units, Plan 1 floor plan

No more than 35% of the project shall be the Plan 2 floor plan

No more than 40% of the project shall be the largest Plan 3 floorplan

PLAN 1: 11 Units | **PLAN 2:** 14 Units | **PLAN 3:** 17 Units



Changes Made to Design

- Modify street radius to achieve additional curvature on Streets A/B/C
- 2. Streets A/B/C designed with the **same width**
- 3. Move parking to the north side of Streets A/B/C



BUILDING MASSING & PLOTTING EXHIBIT TOTAL NUMBER OF LOTS IS 42

Changes Made to Design (continued)

4. Added requirement to locate one story houses at the corner lots to reduce massing

All Plan 1 homes will comply with angle plane encroachment standards

 Added additional plane breaks and articulation on front elevations to reduce bulk & mass from the street

Minimizing Angle Plane Encroachments – All Plan 1s Comply

Angled Height Envelope



Modern: 1-story



Modern: 2-story



Craftsman: 2-story



Farmhouse: 2-story



Spanish: 1-story

Changes Made to Design (continued)



PLAN-1 MODERN

PLAN-3 FARMHOUSE

PLAN-2 MODERN

PLAN-2 CRAFTSMAN

PLAN-1 SPANISH

6. Prohibit repetition of the same style with the same floorplan on each street

7. Floor plans designed to complement architectural styles

Modern | 1-Story m m

FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



Contemporary Spanish | 1-Story



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Modern | 2-Story



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



Contemporary Craftsman | 2-Story



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Contemporary Farmhouse | 2-Story



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

Changes Made to Landscape



1. Planting <u>493 trees</u> throughout the site

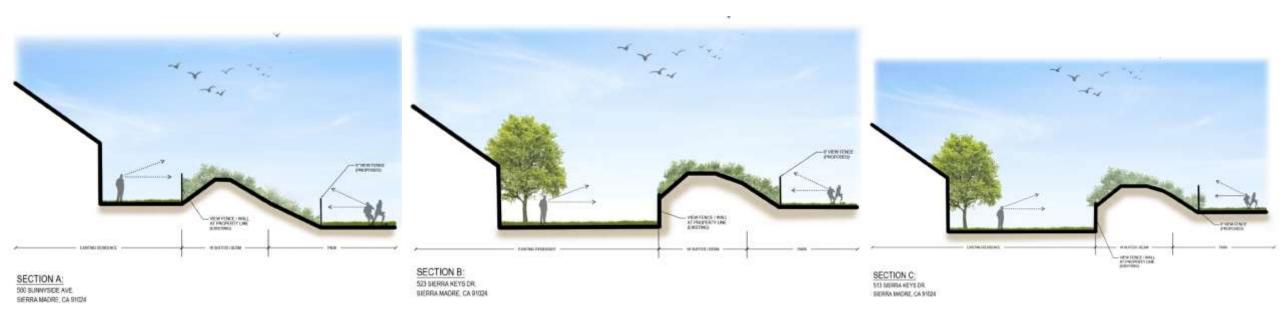
480% increase
in the total number of trees
as compared today

Doubled the number of trees located on the north
sides of Streets A/B/C

Changes Made to Landscape (continued)

2. Eliminating trees within the park buffer

To preserve views, shrubs will be used for landscaping



Changes Made to Landscape (continued)



Changes Made to Landscape (continued)



Maintenance District to maintain slope areas upon build out



4. Eliminated parking within the proposed park

Accessible spaces will remain