



WILDHORSE RANCH SUBDIVISION PROPOSAL

The approximately 25.8 acres site is located in the southeast corner of the Wildhorse subdivision. The property addresses are 3003, 3027, and 3075 East Covell Boulevard; located north of the intersection of Monarch Lane and East Covell Boulevard. To the east of the site is the Davis greenbelt and Ag buffer, to the south is Davis Manor neighborhood, and to the west and north are established residential portions of the Wildhorse subdivision. The subject site is designated Agriculture in the current City of Davis General Plan (adopted May 2001). The area is part of the Wildhorse Planned Development #3-89 zoning, which designates the subject site as a horse ranch.

On March 10, 2006 the Parlin Wildhorse LLC submitted an application to the City of Davis Community Development Department for the development of a residential subdivision on the subject site. The proposal will involve the development of a mix of residential uses and densities: 44 detached single-family residences, 11 live/work units, 152 two to three story attached and detached single-family units (including 52 middle-income units) on 8.84 acres, and 3.47 acres of attached affordable housing for a maximum of 52 units at a density of 15 dwelling units per acre. The proposed project will involve a range of entitlements requiring City Council approval, which include redesignation of the project site from Agriculture to Residential Medium Density. The proposal also is subject to Measure J, requiring voter approval.

The subject site is one of the sites being considered to meet the two city's housing targets: 1) the Regional Housing Needs Allocation (RHNA) (about 700 units) and 2) the 1% growth parameter by City Council (about 2000 units) through June 2013. The Housing Steering Committee recently appointed by the City Council is currently evaluating all sites. See handout on the Housing Steering Committee.

The City Council has been informed about the proposed project. **The Council has taken no official position on the proposed project application.** On January 16, 2007 the Council directed staff to proceed with review and analysis of the proposal, including preparation of an Environmental Impact Report and community outreach.

Below is a summary table of the current proposal given the Council direction to consider up to 259 units in the Environmental Impact Report (EIR).

Wildhorse Ranch Proposal Data	
Project Site Acreages	Site Plan
General Plan Gross Density	12.96 units/acre ¹
Public Streets	1.98
Residential Area	18.00
Detached Single-family Residential (5,000 sq. ft.)	5.17
Live/Work Single-family Residential	.32
Detached/Attached Single-family Residential and Attached Middle income	8.84
Attached Affordable	3.47
Additional land dedication to neighbors	0.96 (20' wide)
Additional Ag Buffer Dedication	2.43 minimum (65' x 1,630)
Interior Greenbelt/Open Space ²	1.95 minimum
Covell Blvd Greenstreet	0.48
Total	25.8 acres
Project Residential Unit Types	Units
Detached SF (5,000 square feet)	44
Attached/Detached	100*
Live Work	11
Middle Income for Sale-Attached	52*
Low/Very Low	52 *
Number of Units	259*

Notes: Acreages subject to change.

1. Gross density calculated based upon General Plan interpretation guidelines. Per the guidelines, “gross acres” is the residential area including collector and local streets and excluding arterial streets and non-residential land uses (such as neighborhood greenbelts, parks, schools, commercial, office, industrial, etc.). Using this approach, a total of 5.82 acres (2.43-acre agricultural buffer; 0.48-acre Covell Boulevard Greenstreet; 1.95-acre greenbelt requirement; and 0.96-acre neighborhood land dedication) was subtracted from the 25.8-acre total site acreage, resulting in a gross acreage of 19.98 acres. Therefore, the proposed gross density is 12.96 units/acre (259 du/19.98 gross acres). It should be noted that if the 0.96 acres is not accepted by all or some of the adjacent neighbors, the gross density will need to be recalculated and the Site Plan modified as necessary.
2. Consistent with the General Plan interpretation guidelines, the Ag Buffer (2.43 ac), the Covell Boulevard Greenstreet (0.48 ac), and neighbors’ land dedication (0.96 acres) are excluded from the gross density calculation. Using this approach, a total of 3.87 acres was subtracted from the 25.8-acre total site acreage, resulting in a greenbelt calculation acreage of 21.94 acres. Multiplying this amount by the City’s calculation factor results in a greenbelt requirement of 1.95 acres. It should be noted that if the 0.96 acres is not accepted by some or all of the adjacent neighbors, the greenbelt requirement would need to be recalculated and the Site Plan modified as necessary.

* Maximum units per the city ordinance. Fewer units may be approved by the City as the Project progresses through the public review process. However, if the eventual development on the affordable housing site becomes rental, the unit count may be increased or decreased.