

# VERONA PROJECT

## A Residential Subdivision Proposed at Fifth Street and Alhambra Drive



### Proposed Verona Project Location and Vicinity

A residential subdivision is proposed on the vacant 8.55 acre parcel located at the corner of Fifth Street and Alhambra Drive in Davis, CA. The development would consist of 83 attached and detached two-story single family dwellings. The project would include 45 market rate units; 21 for-sale low-moderate income units; and 17 for-sale middle income units. A new loop street would be installed within the interior of the site, with vehicular accesses located on Fifth Street and on Alhambra Drive. Ten percent of the parcel (.855 acres) would be developed by the applicant and dedicated to the city as greenbelt. An additional 1.087 acres of the parcel would be dedicated to the city as Mace Ranch parkland. The proposed project narrative prepared by the applicant, the proposed site plan, and other project information can be viewed on the city webpage at <http://www.cityofdavis.org> under "Verona Subdivision".

### Project Details

The subdivision would include 83 single family dwellings on lots ranging from approximately 1,000 square feet to 2,700 square feet. The dwellings would be a mix of attached and detached homes containing 2, 3 or 4 bedrooms in 895 square feet to

1,787 square feet. The site layout would include dwellings located on Fifth Street, on Alhambra Drive, and within the interior of the site. Homes located on Fifth Street and on Alhambra Drive would be oriented with front doors and garages facing the interior of the site, with rear yards facing Fifth or Alhambra, consistent with the layout of other existing single family developments in the area. Sound walls would be installed along the street that would match existing sound walls in the vicinity. Homes located within the interior would be oriented with front doors facing the new loop street or facing common open space area. Access to garages would be from the alley. Each unit would provide a minimum of two (2) on-site parking spaces in attached two-car garage, or attached one-car garage plus uncovered parking space. The total number of off-street spaces for resident parking in garages, uncovered spaces, and driveways would be approximately 218 spaces. On-street parking within the development would provide approximately 88 spaces for visitor and/or overflow resident parking.

The General Plan land designation of the site is Residential Medium-Density which permits up to a maximum of 16.79 units net/acre, or 110 units. The proposed density of the 83 unit project would be 12.56 units net/acre. The site is currently zoned PD #4-88. The proposed project requires the following applications:

1. Tentative Subdivision Map to subdivide the parcel into individual lots.
2. Rezone from Preliminary Planned Development #4-88 to a Preliminary Planned Development to establish residential zoning on the site.
3. Final Planned Development to establish development standards for the project.
4. Individualized Housing Plan for the proposed on site for-sale affordable housing.
5. Design Review for site plan and architectural review.

The project requires Planning Commission review and City Council approval. The public hearing before the Planning Commission is anticipated in May, 2008. The public hearing before the City Council would follow in June or July 2008.

**Notices of Public Hearing will be mailed to property owners within a 500 feet radius of the project site prior to the meeting.** Notices of Public Hearing will also be posted on the "Verona Subdivision Project" link on the city's web page.

Please direct comments or questions regarding this project to: Cathy Camacho, Planner, [ccamacho@ci.davis.ca.us](mailto:ccamacho@ci.davis.ca.us), (530) 757-5610, 23 Russell Boulevard, Davis CA 95616.