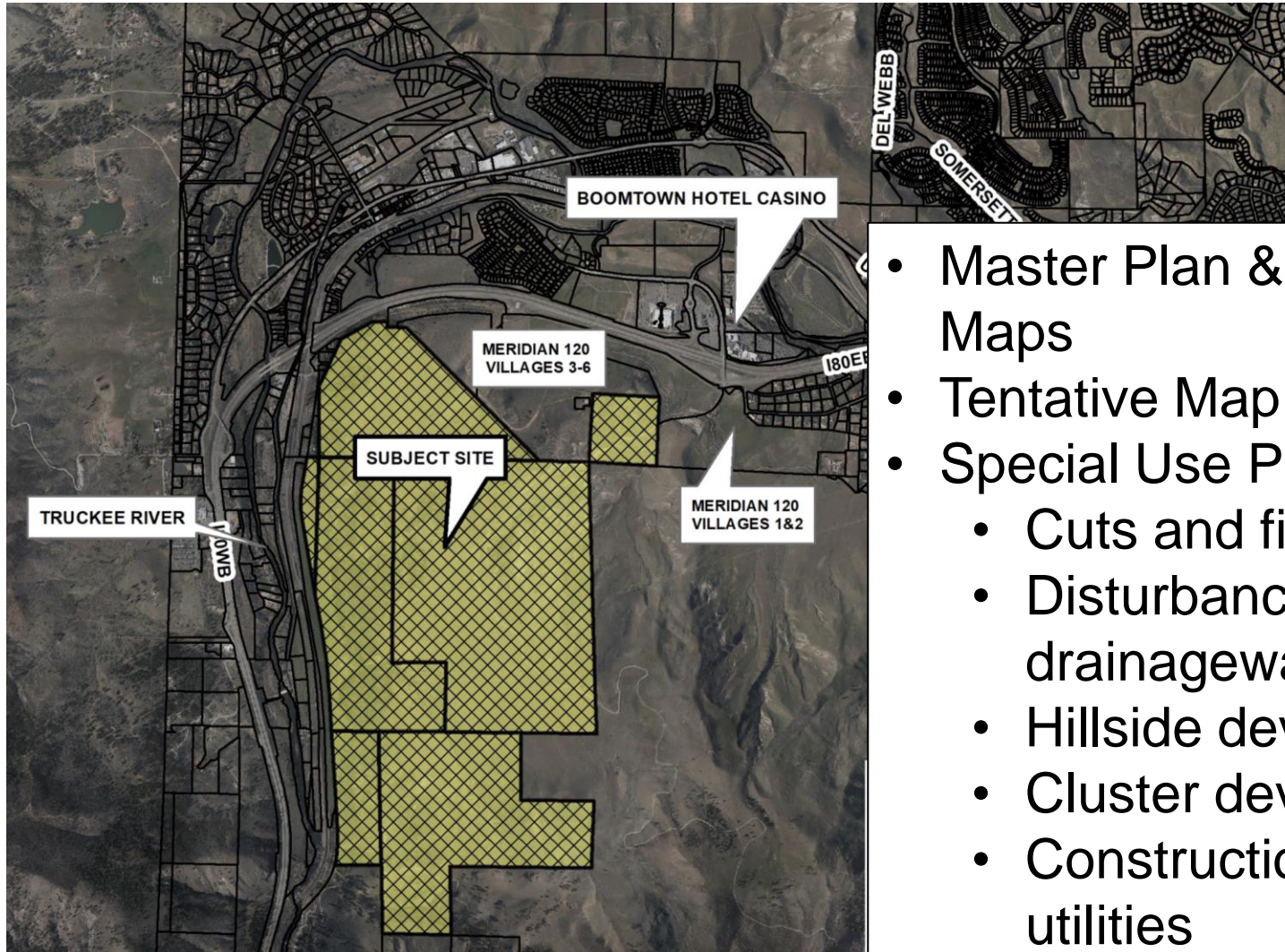


LDC21-00017 – (SANTERRA QUILICI PROPERTIES)

Community Development Department
City Council – March 24, 2021

Vicinity Map

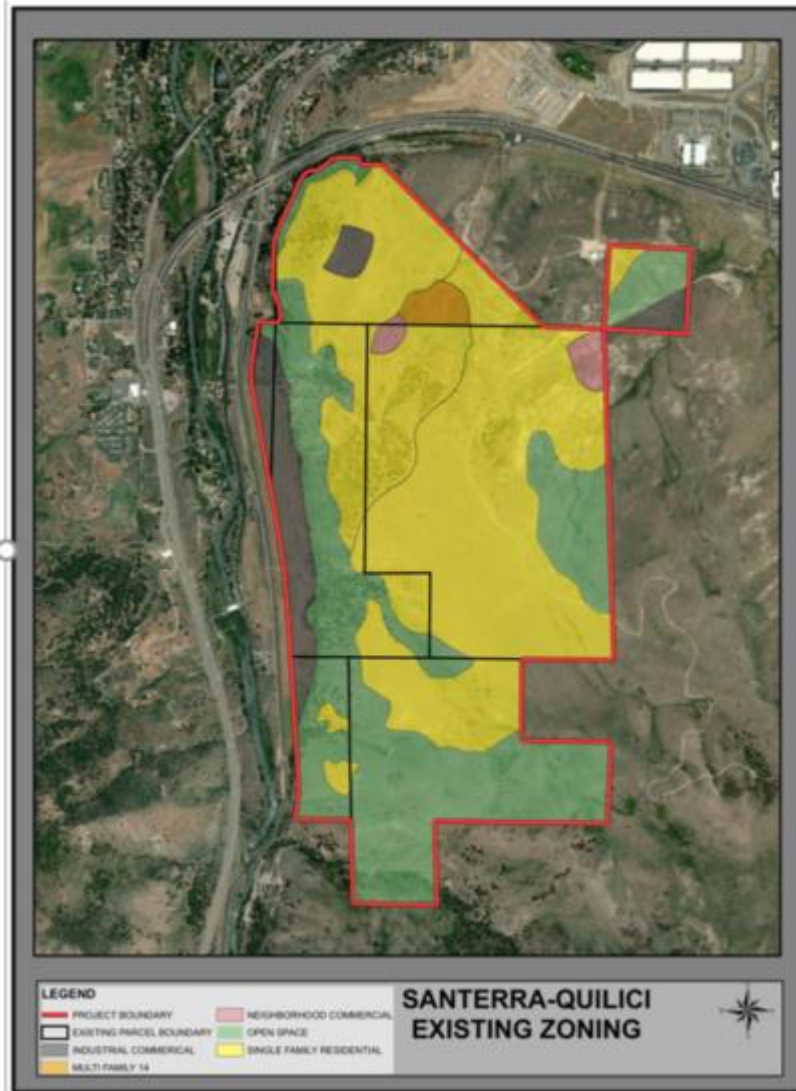


- Master Plan & Zoning Maps
- Tentative Map – 1,225 lots
- Special Use Permits
 - Cuts and fills
 - Disturbance of major drainageways
 - Hillside development
 - Cluster development
 - Construction of major utilities

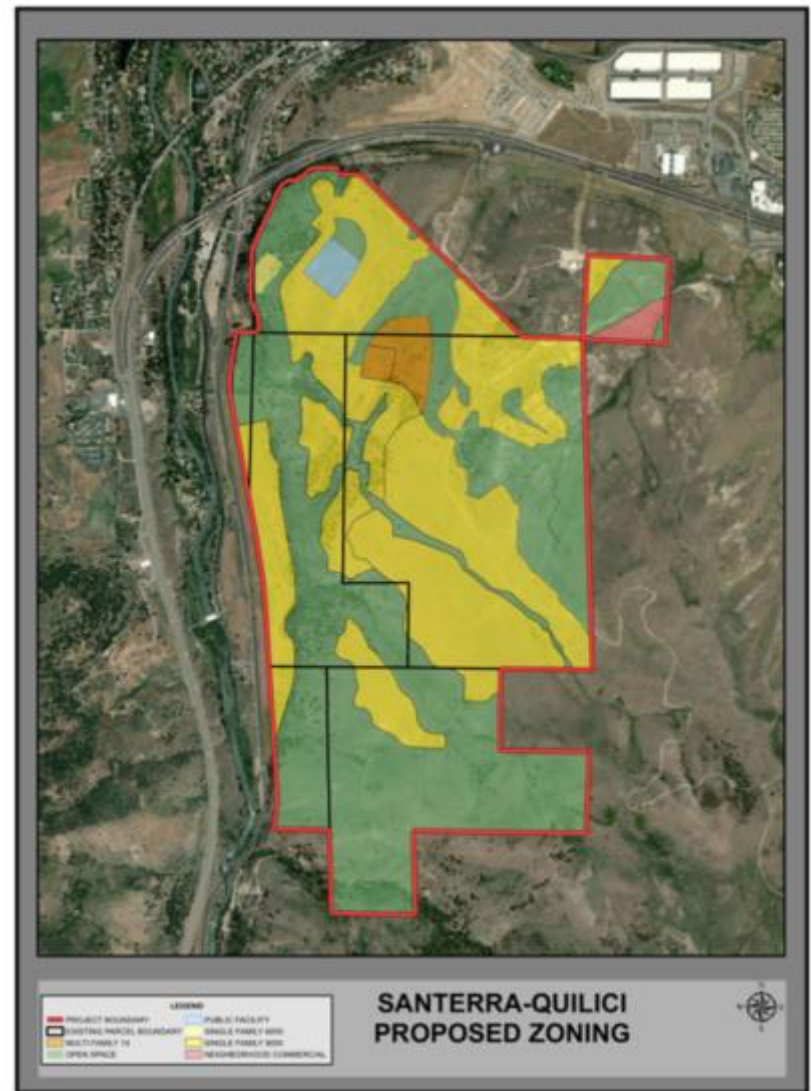
Mortensen Overlay Zoning District



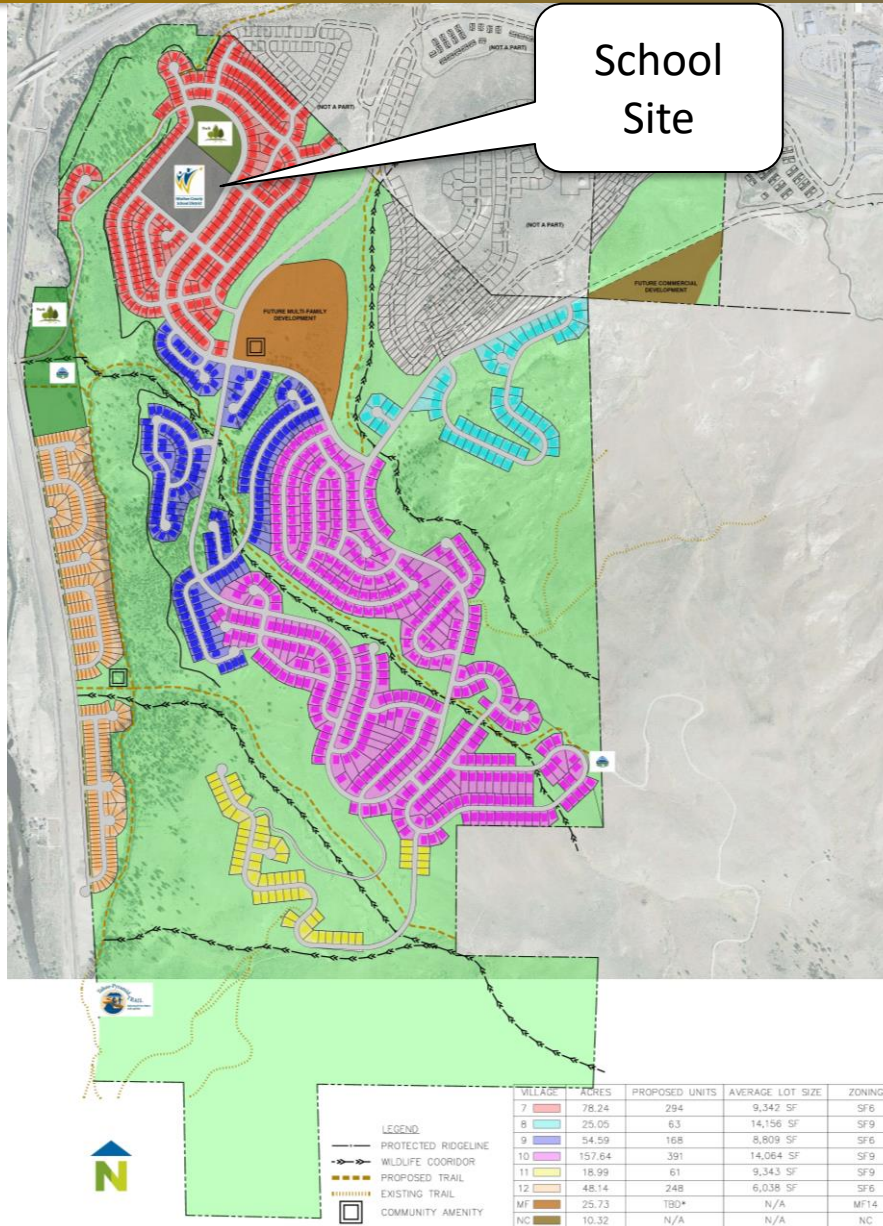
Existing Zoning



Proposed Zoning

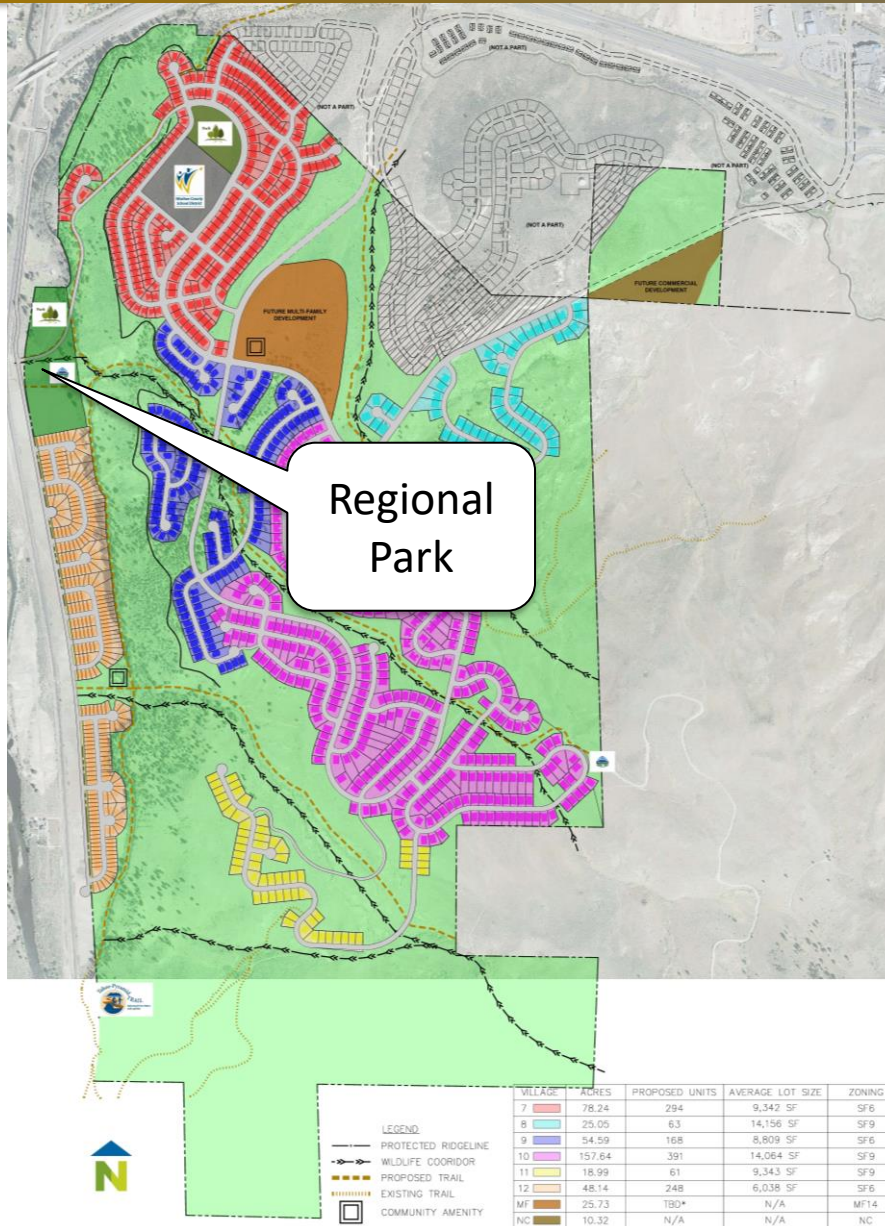


Site Plan



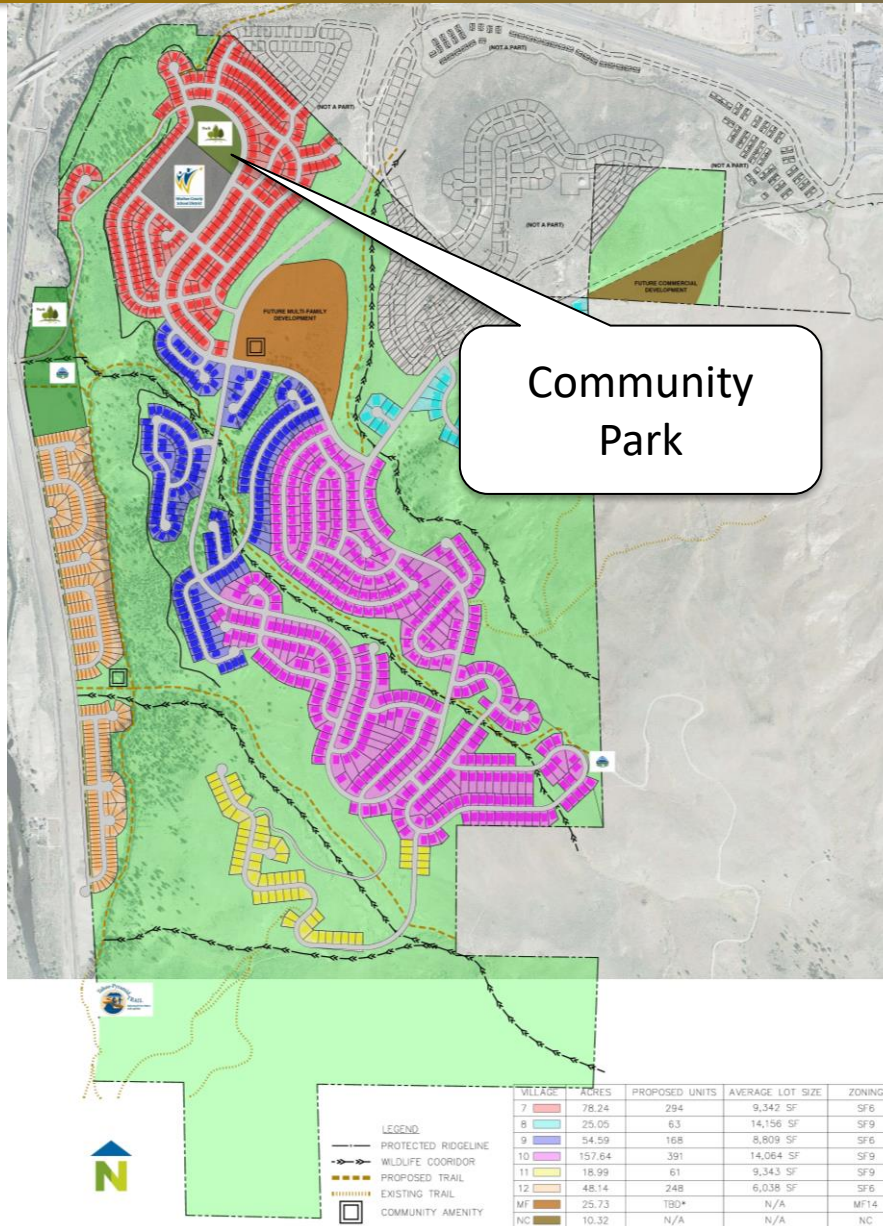
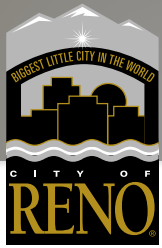
- 10.55 - acre School Site
- 18.12 - acre Regional Park
- 5.26 - acre Community Park
- Neighborhood Commercial
- Industrial to residential
- Multifamily
- Trailheads

Site Plan



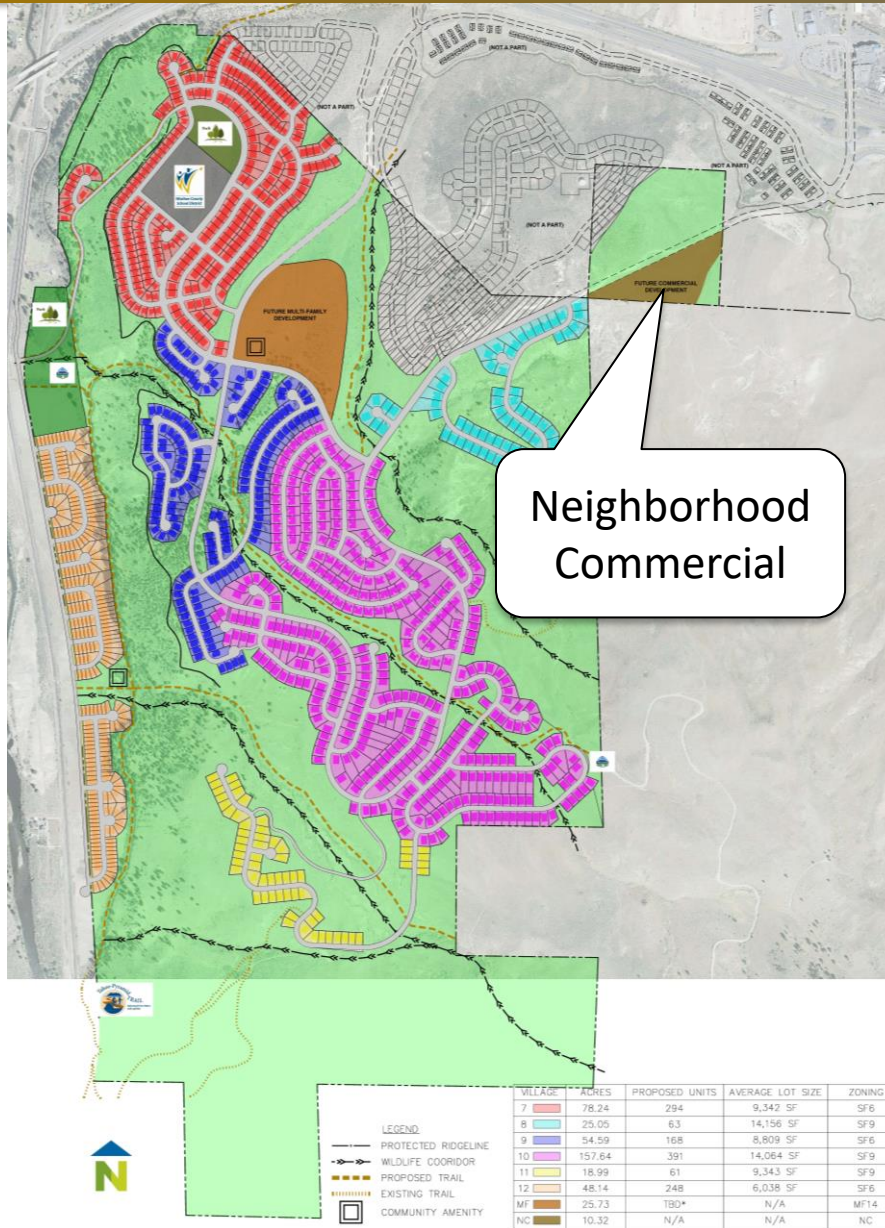
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- Trailheads

Site Plan



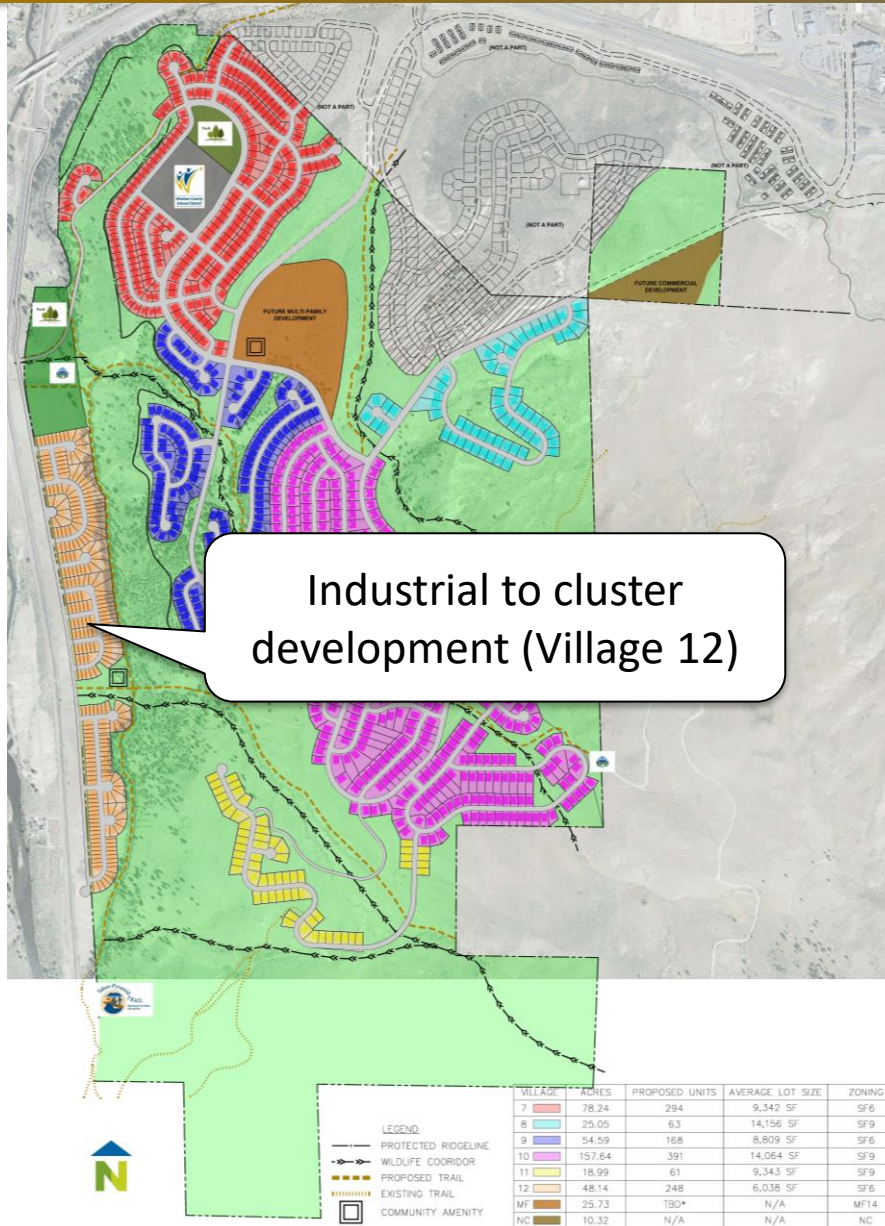
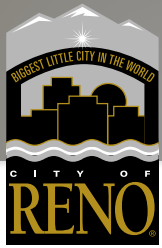
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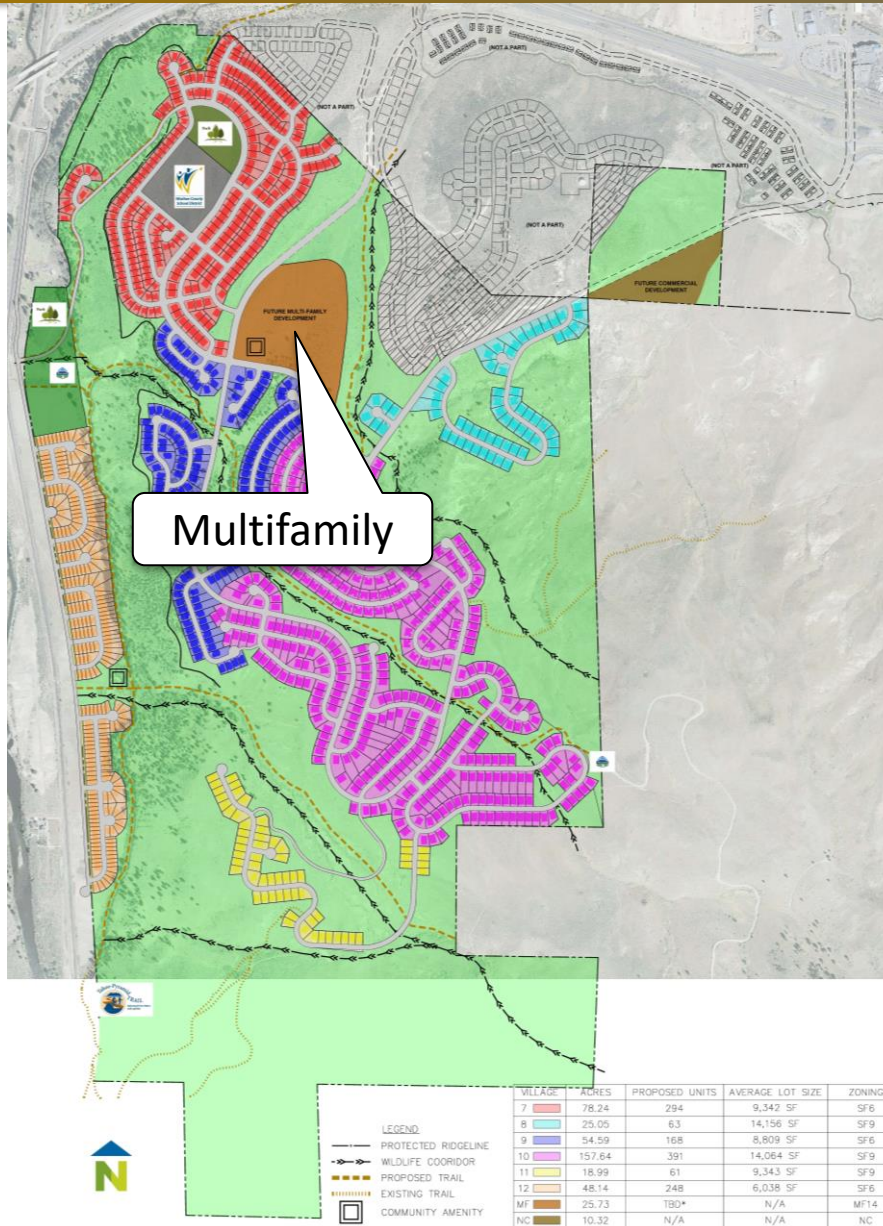
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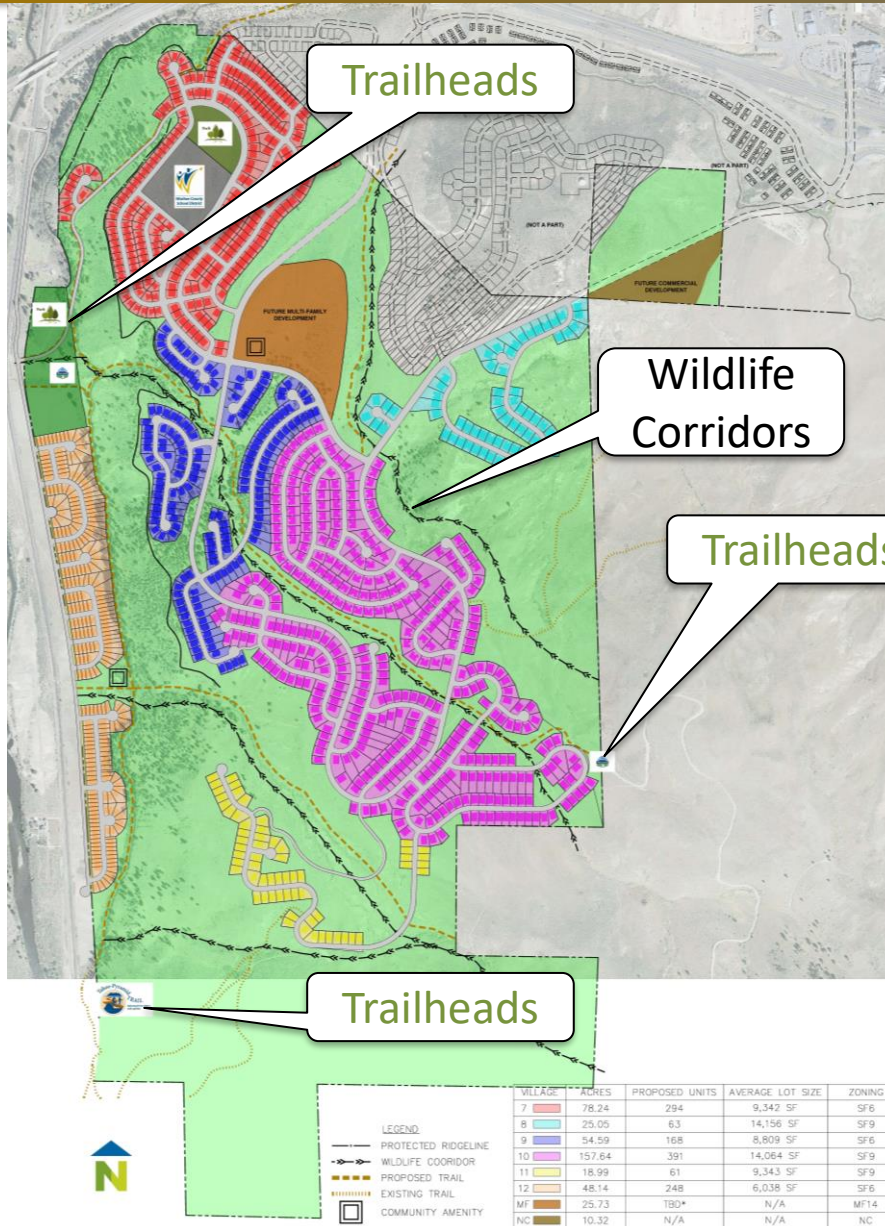
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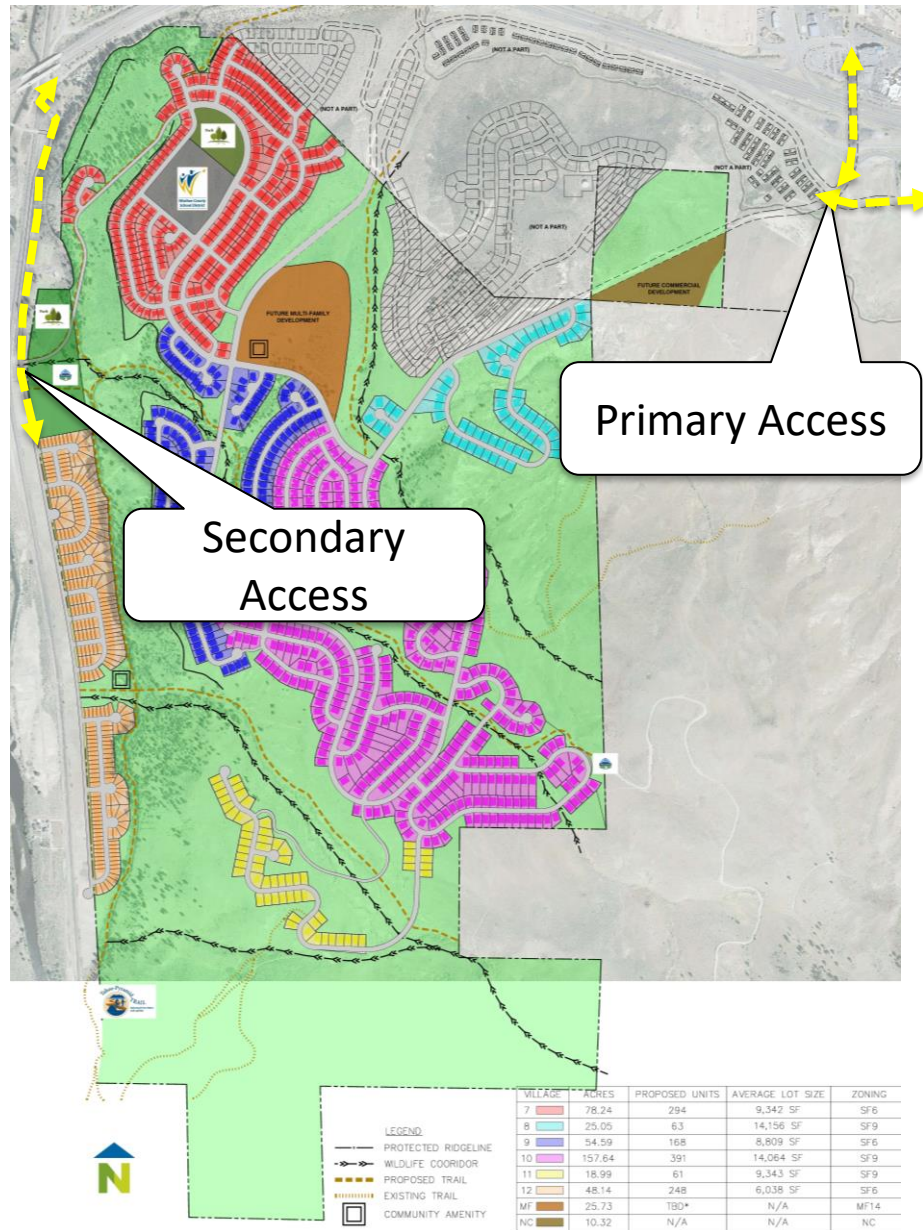
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Site Plan



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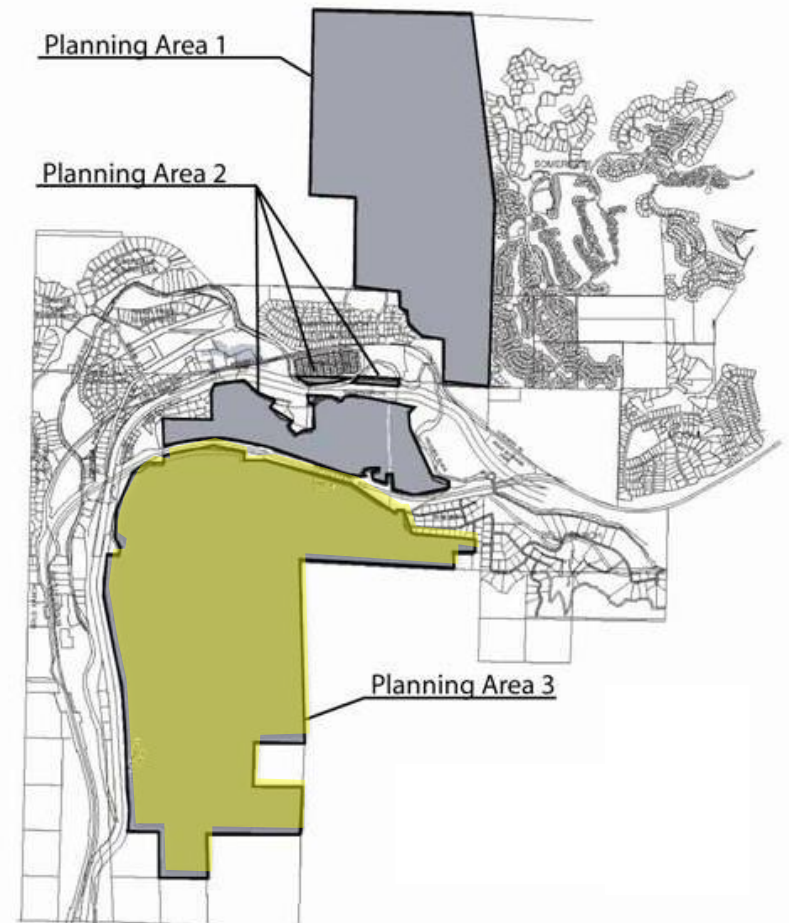
Access



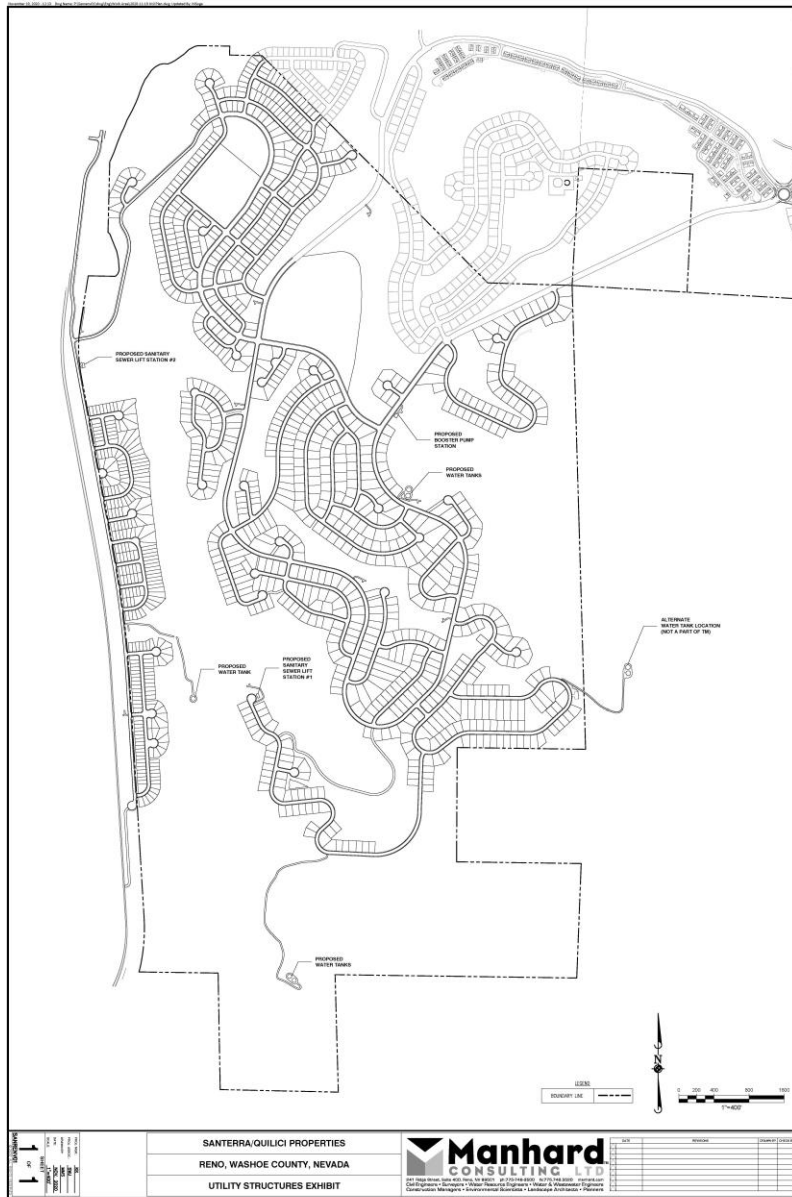
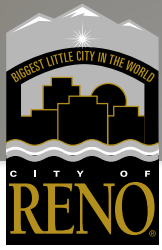
Planning Commission Concerns



- Access/Traffic Impacts
- School Capacity
- Wildlife
- Fire
 - EMS Response



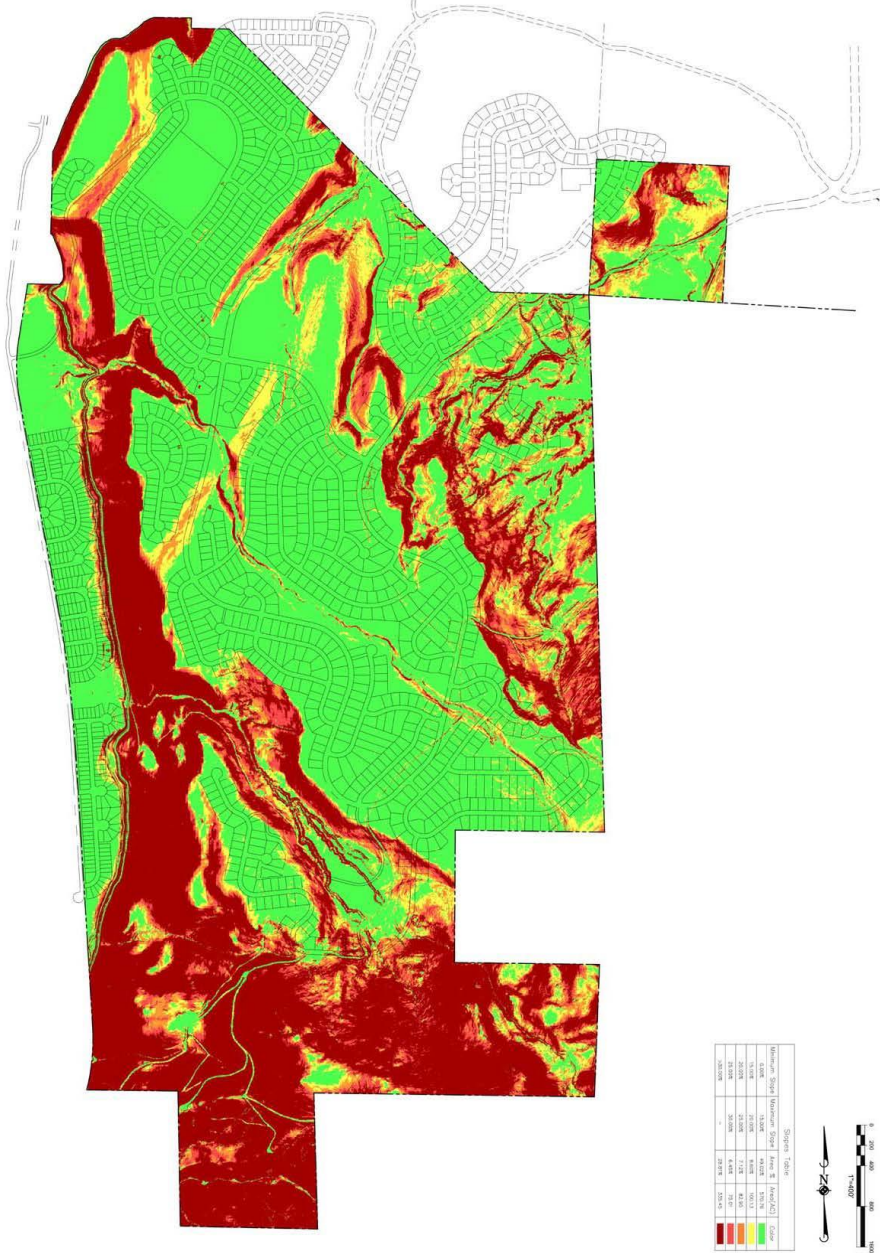
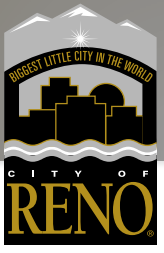
Key Conditions of Approval / Code



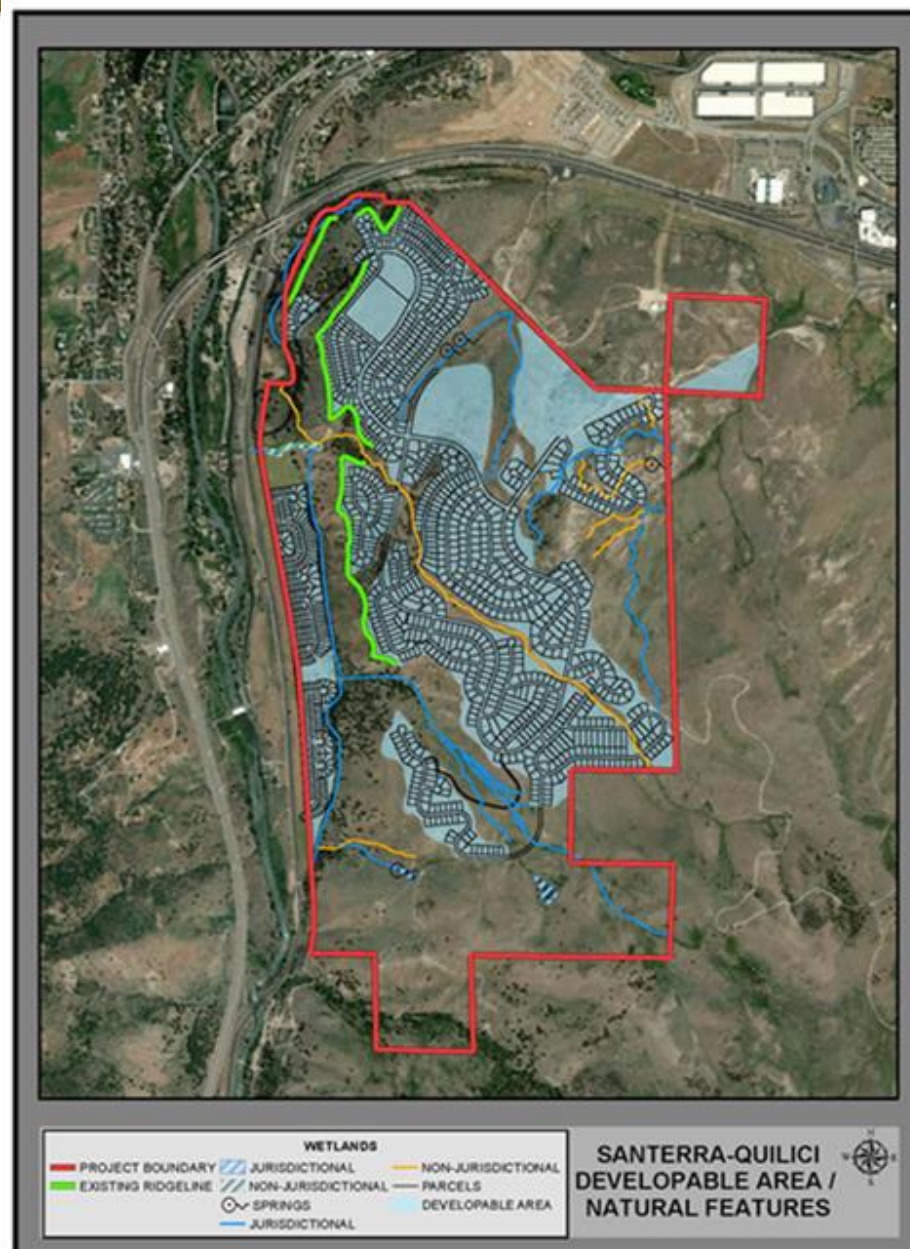
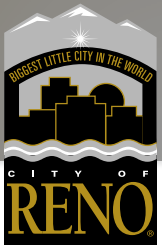
- Fire facility fee of \$1,608
- Vegetation management plan & fire sprinklers
- Secondary access by 256th lot
- Regional park site
- Wildlife mitigation plan
- Final map coordination with Verdi stakeholders
- School site dedication
- Traffic improvement to ensure LOS C



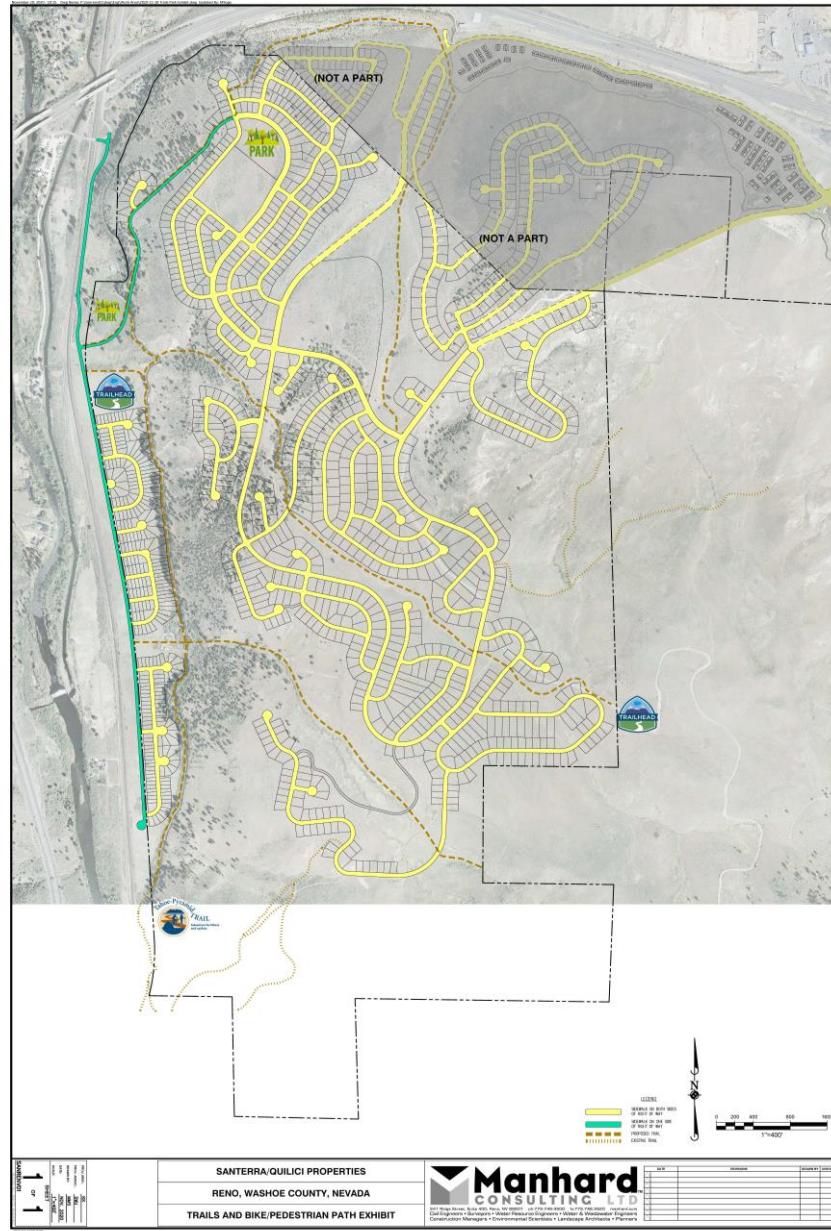
Slopes Map



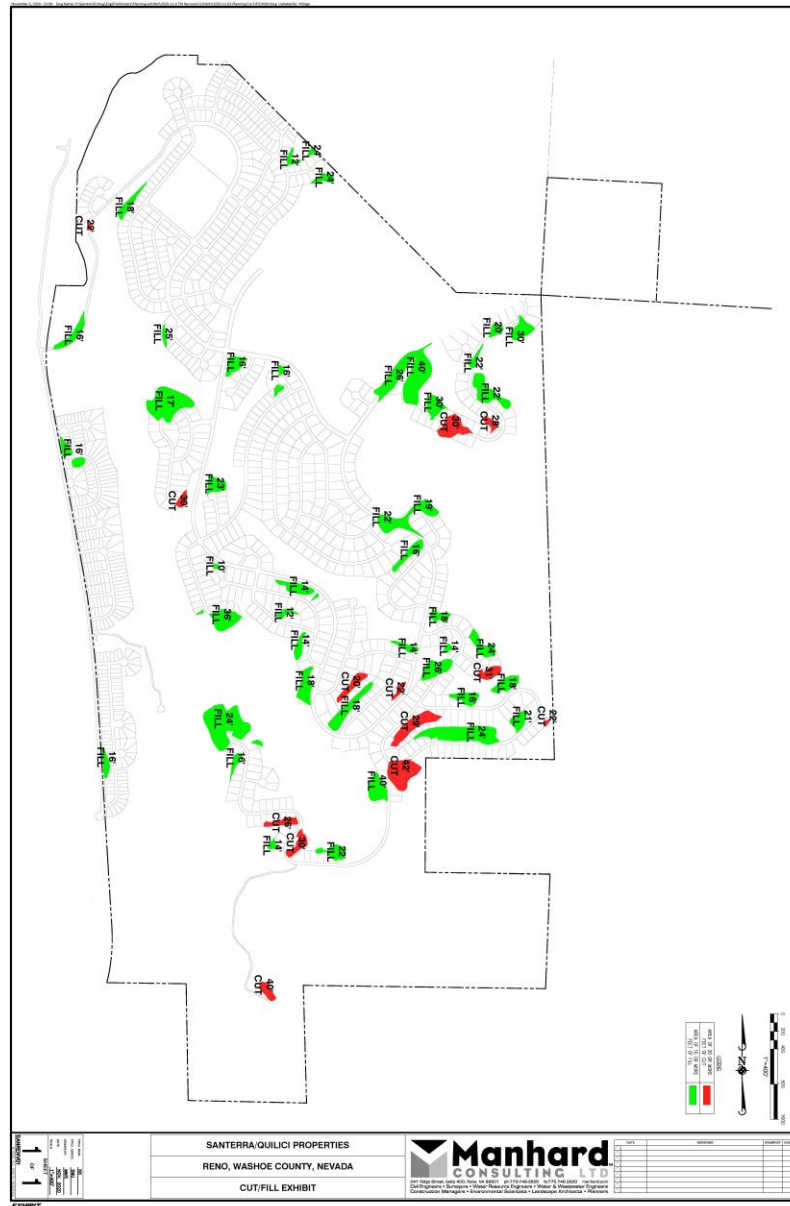
Natural Features



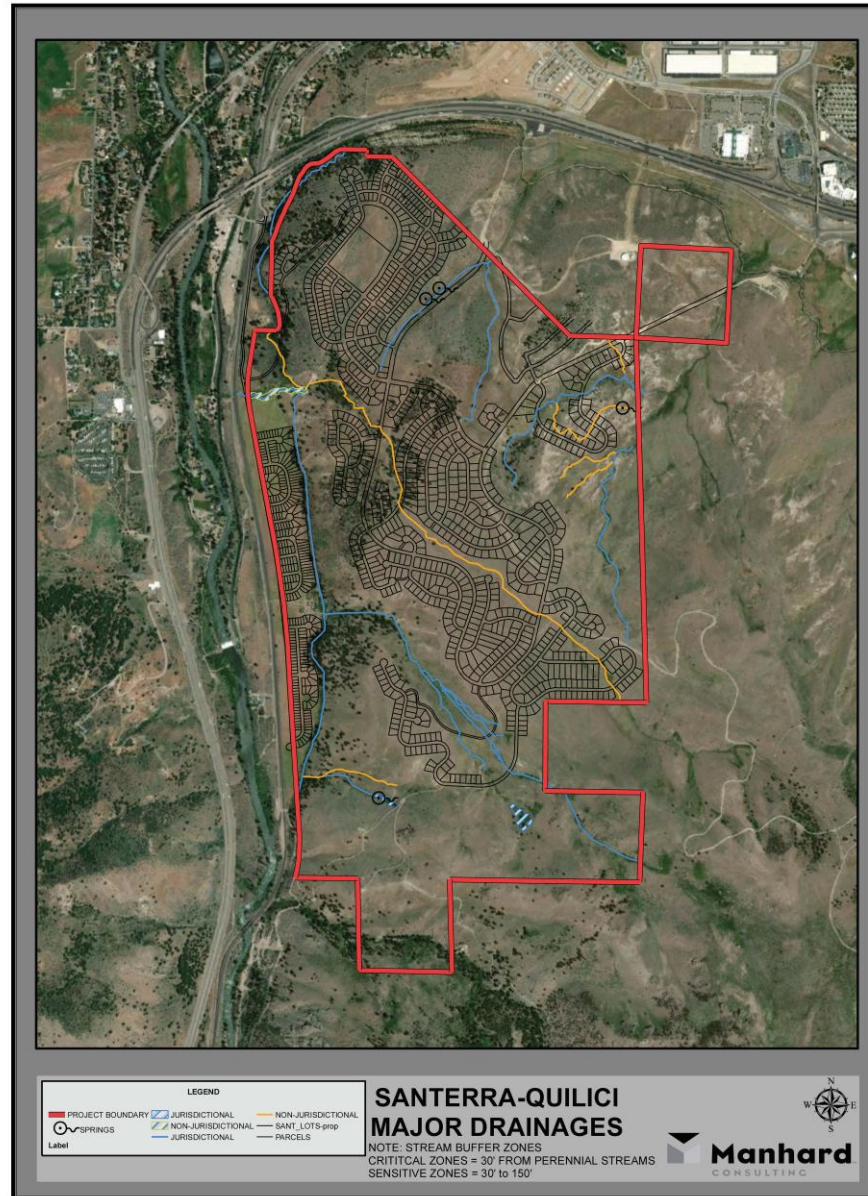
Mortensen Overlay Zoning District



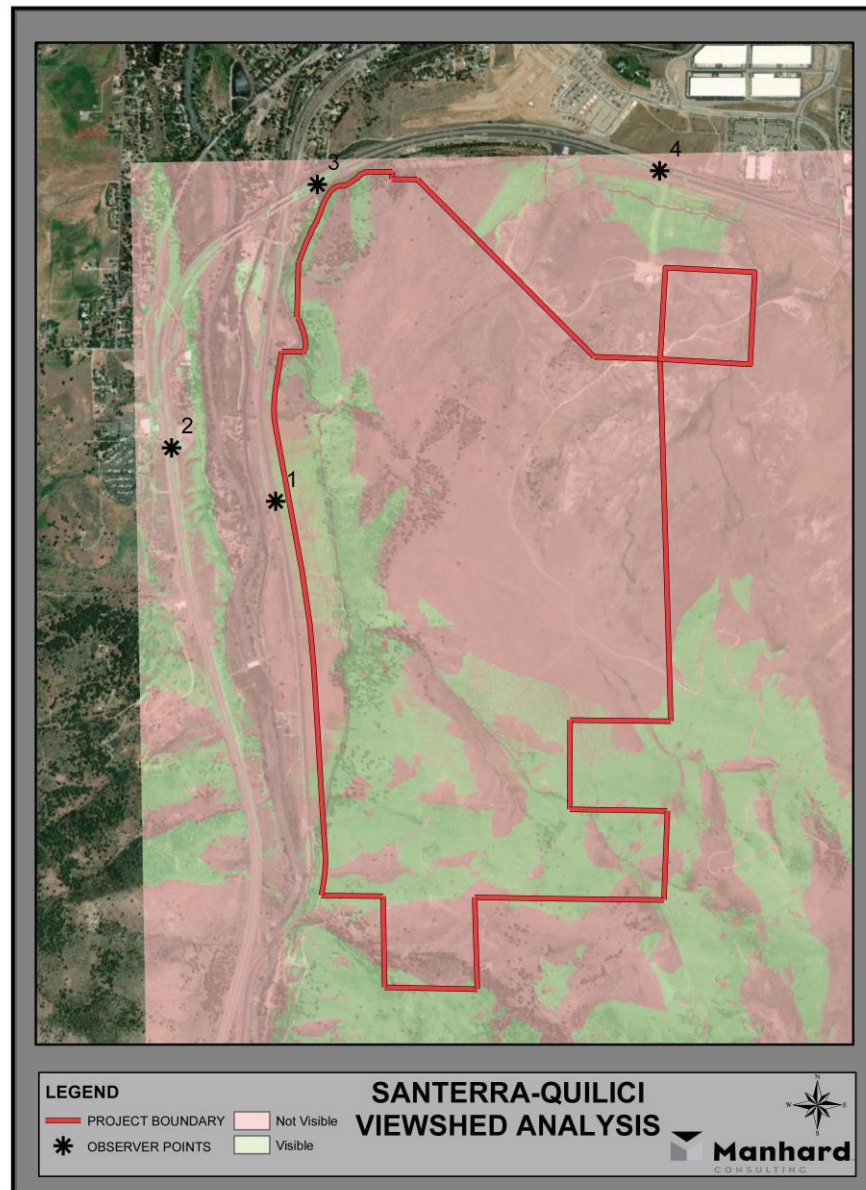
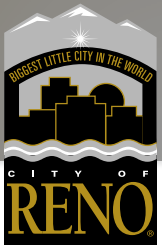
Mortensen Overlay Zoning District



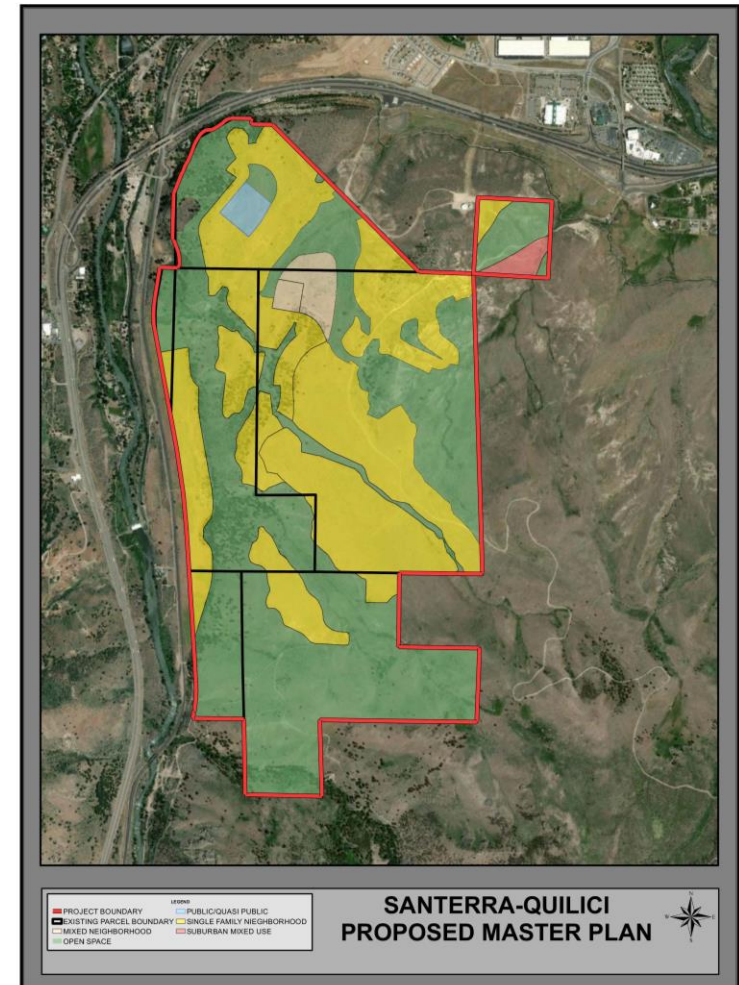
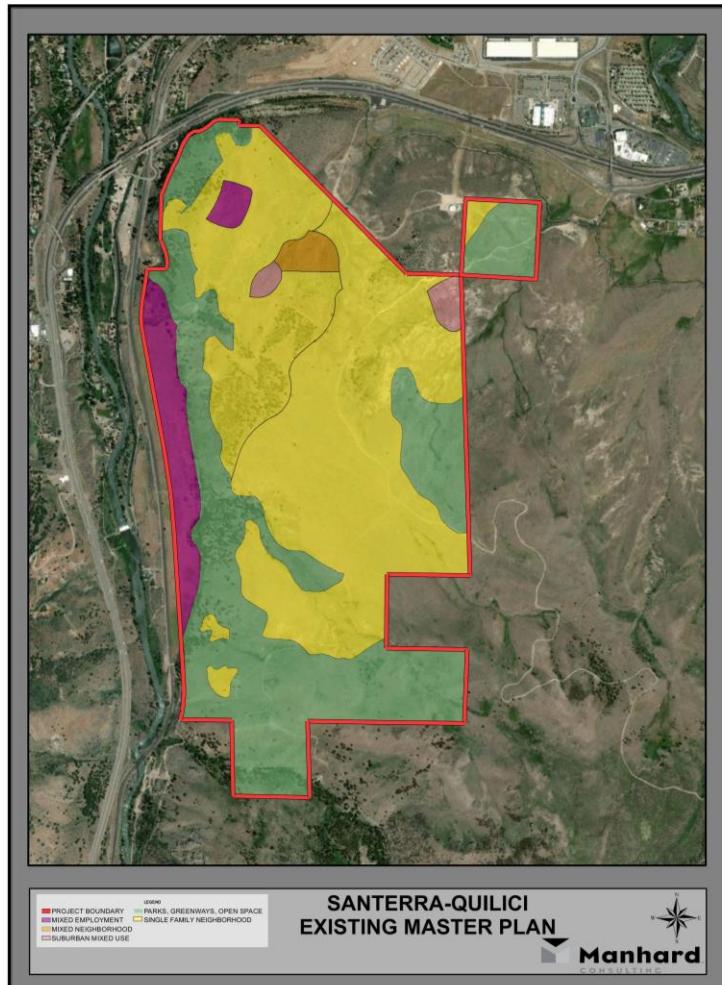
Mortensen Overlay Zoning District



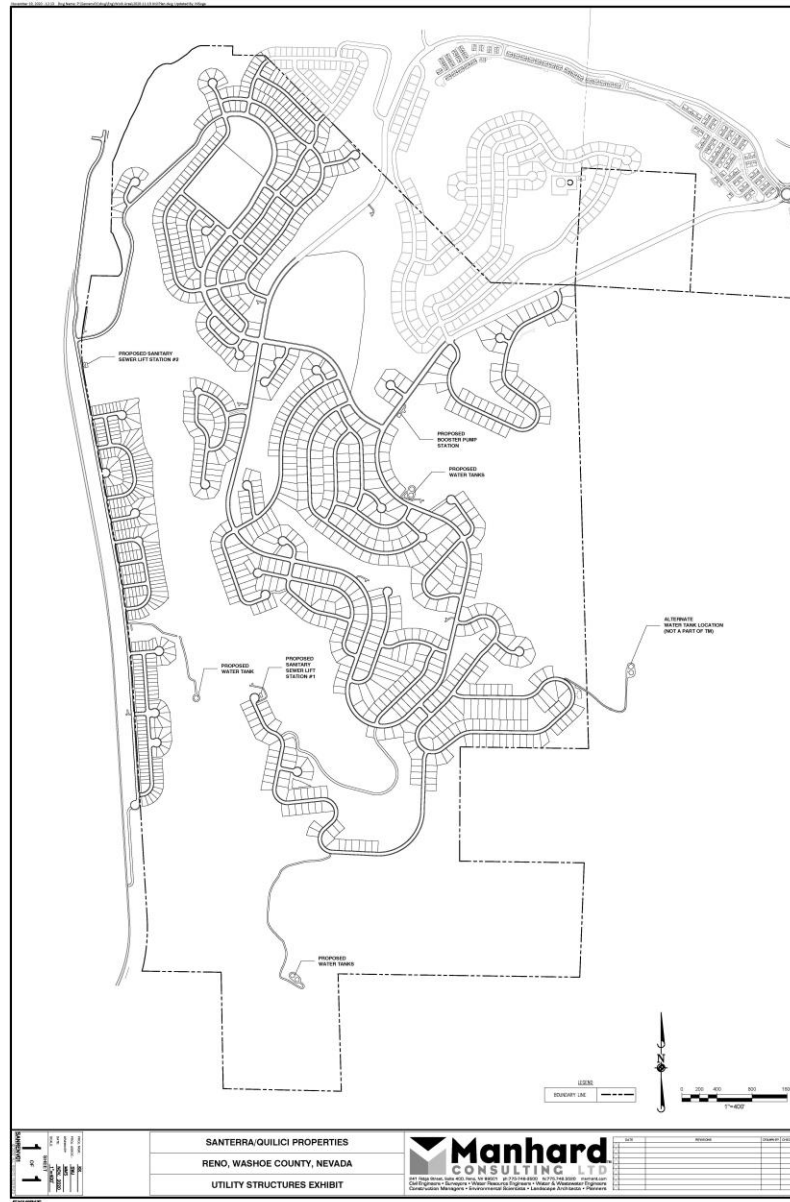
Mortensen Overlay Zoning District



Mortensen Overlay Zoning District



Mortensen Overlay Zoning District



Ridgeline

FIGURE 4-2 RIDGELINES

