

City of El Paso de Robles

RESOLUTION NO. 90-199
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE FINAL DEVELOPMENT PLANS
FOR PHASES THREE, FOUR AND FIVE OF TRACT 1632
(PD 88005 - RIDER DEVELOPMENT)

WHEREAS, Rider Development, has filed an application for final approval of the development plans for:

- o model house designs for 104 lots within the phases three and four of Tract 1632
- o wall and landscape parkway details for all remaining phases, and
- o the custom lot development of phase five of Tract 1632, and

WHEREAS, Conceptual approval for Planned Development 88005 (the development plan for Tract 1632) was approved by the City Council via Resolution 89-01, adopted on January 3 1989, and

WHEREAS, final development details for the perimeter landscaping, wall details, project signage and retention basin/park landscaping was approved for the first two tract phases by the City Council on June 6, 1989 via Resolution 89-66, and

WHEREAS, final development plan details for residential construction of 30 lots within phases one and two was approved by the City Council on January 16, 1990 by the City Council via Resolution 90-05, and

WHEREAS, public hearings were conducted by the Planning Commission and City Council on October 9, 1990 and November 6, 1990, respectively, to consider facts as presented in the staff reports prepared for this project, and to accept public testimony regarding the proposed planned development, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the City Council makes the following findings:

1. The proposed development plan is consistent with the policies established by the General Plan for the City of El Paso De Robles;

2. The proposed development plan is consistent with the purpose, intent and regulations set forth in Chapter 21.16A (Planned Development Overlay District Regulations);

3. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood, or be

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injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso De Robles, does hereby approve the final residential development plans for phases three, four and five of Tract 1632 (Planned Development 88005) subject to the following conditions:

1. The conditions for Planned Development 88005 contained within Resolution 90-05, being Exhibit A to this resolution, shall remain in effect, and in addition, Exhibits B through E of this resolution shall be in effect.

2. The following exhibits are adopted by this resolution and are either attached or kept on file in the Community development Department:

EXHIBIT	DESCRIPTION
A	Resolution 90-05 and its Exhibits*
B	Site plan - showing foot prints and set backs (reduction attached - full size copy on file in the Community Development Department)
C1-C5	Landscaping Plans - showing Wall and Landscape treatment along Meadowlark and Airport Roads and raised median treatment for Airport Road*
D1-DB	Elevations and Floor Plans - Showing floor plan variations with three optional elevation treatments per plan with side and rear elevations*
E	Color and Material Board*

* Indicates plans are on file in the Community Development Department.

3. The housing mix within phases three and four of Tract 1632 shall be as follows:

Plan #	Square footage	Total #	Percentage
No. 1	1,925 sq. ft.	14	13%
No. 2	2,194 sq. ft.	28	27%
No. 3	2,331 sq. ft.	35	34%
No. 4	2,508 sq. ft.	27	26%

NOTE: In order to permit the applicant to build units in response to market demand, this resolution authorizes a change of any model not to exceed 15 percent of the number of units of any

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model number subject to making such request for change in writing to the City Planner.

4. All units must meet the required set backs contained in Table 21.16E.220 of the Zoning Ordinance (R-1 set back standards).

5. All retaining walls shall comply with Section 21.16E.140 (Grading Limitations) of the Zoning Ordinance. This shall effect the height of walls within the side and rear yards of lots.

6. Front yard landscaping shall be planted by the developer in accordance with the master plan approved for phases one and two of Tract 1632 (contained in Resolution 90-05, an exhibit of this resolution).

7. Detailed irrigation plans for all parkway and median landscaping shall be submitted to the Community Services Director for review and approval prior to landscaping installation.

8. The applicant's subdivision agreement shall include a maintenance period by the developer for all parkway and median landscaping to be until such time that the Benefit Maintenance District for this project becomes solvent, or three years, whichever comes first.

9. The stamped concrete within the raised median in Airport Road shall be finished with a band of concrete curb in order to separate it from the landscape planter bed.

10. All street names shall be approved by the Fire Chief.

11. All landscaping and wall improvements for phase five shall be installed by the developer as part of the standard subdivision improvements prior to the issuance of building permits for any property in Phase 5.

12. Individual development plans for all lots within phase five shall be subject to the following:

a) "Custom" lot/home residential development (residential designs unique to each lot), approval by the Architectural Review Committee (ARC) prior to building permit issuance shall be obtained. Said development plans shall consist of a site plan, grading and drainage plan, landscaping plan and elevations (to include colors and materials). Development shall be in compliance with the adopted Hillside and R-1 Ordinances as administered by the ARC.

b) Where 2 or more dwelling units with similar floor plans and/or elevations are to be built within this phase, final approval shall be given by the City Council after consideration of recommendations of the Architectural Review Committee and

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Planning Commission. Such review shall require the filing of a Planned Development applicant which shall include a listing of the proposed mix (number of houses to be built for each model and percentage of the tract that a model will represent); and, a site plan of the phase, showing all lots, the footprints of the houses to be built, roof ridges, and the model number of the houses (where applicable).

NOTE: A "reversed" floor plan shall be considered to be similar to a regular floor plan.

PASSED AND ADOPTED THIS 20th Day of November, 1990 by the following Roll Call Vote:

AYES: Martin, Reneau, Picanco, Iversen


NOES: (None)

ABSENT: Russell



MAYOR CHRISTIAN E. IVERSEN

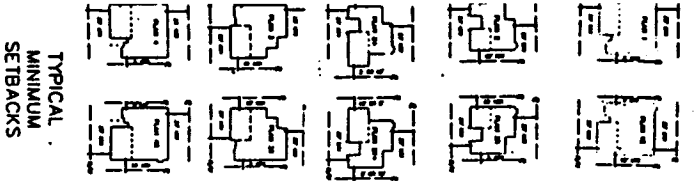
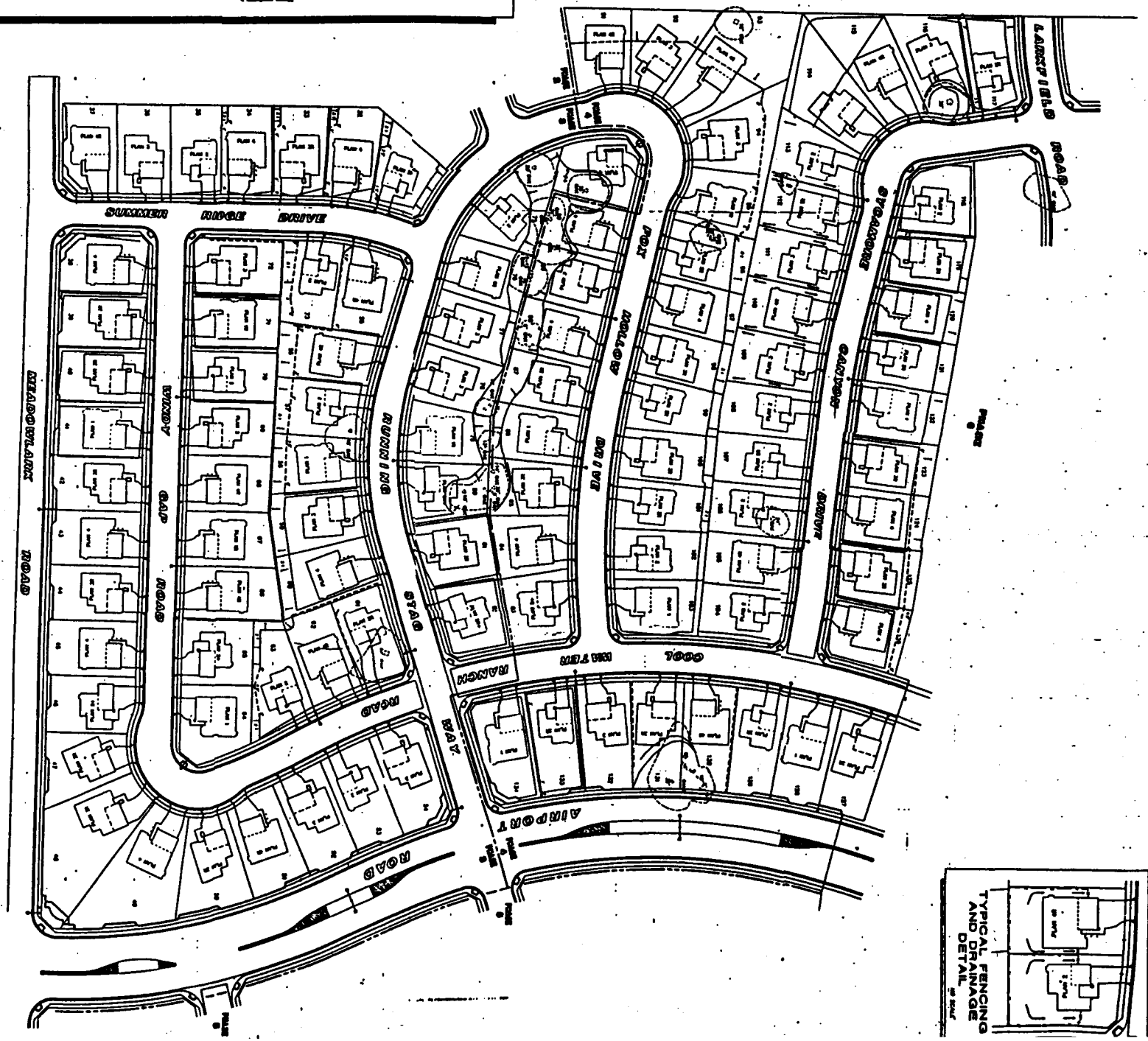
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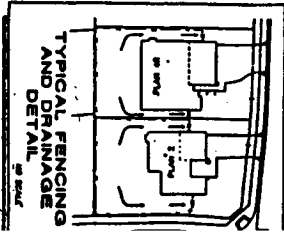
JERRY BANKSTON, CITY CLERK

NOTE: Any judicial review of this decision must be made within the time set forth in Code of Civil Procedure Section 1094.6.

MEG\PD\RIDERPD.RES



TYPICAL
MINIMUM
SETBACKS



TYPICAL FENCING
AND DRAINAGE
DETAIL

MEADOWLARK FARMS

RIDER DEVELOPMENT

WATTS COAST ENGINEERING, INC.
715 JUNE ST. SUITE 2000 DENVER, CO 80202

PD 88005
EXHIBIT "B"