

Hidden Haven Estates

Concept Zoning Map Amendment Submittal

Descriptive (Project) Narrative

M.E.S. Project No. 25-069

Date: March 5th, 2025

DEVELOPMENT REQUEST

- Approve Concept Plan and rezone parcels (APNs 105-05-001A, 105-05-002B, 105-05-002C, 105-05-002D; commonly 4200 Lake Mary Road) from Rural Residential (RR) to Single-Family Residential (R1) with a Planned Residential Development (PRD) overlay to allow development of a 49-lot single-family subdivision.
 - PRD Required Design Elements (5 points required)
 - Include 80 sf front entry feature (1 Point)
 - Recreational Amenities within a park or common space (2 Points)
 - CC&Rs do not prohibit Accessory Dwelling Units (1 point)
 - Enhanced Pedestrian Environment with seating areas (1 Point)

CONSISTENCY WITH THE GENERAL PLAN

AND APPLICABLE SPECIFIC PLANS

- Consistent elements: supports residential growth, increases housing supply and diversity, advances infill/compact development by using an existing service area, and provides public open space tracts consistent with typical General Plan objectives to provide neighborhood parks/open space and connectivity to community services.
- Likely applicable policies supported: housing production and diversity, efficient use of urban land and infrastructure, provision of public open space, and implementation of stormwater management standards.
- Policies/goals that may not fully support the application (and will require mitigation or modification):

- Urban forest/tree canopy preservation goals: preliminary analysis indicates ~47.5% tree canopy preservation, which is below City thresholds. Preliminary Plat Resource Protection plans will be provided showing achievement of the 50% goal.
- Hillside/steep-slope protection policies: portions exceed 17% slope; final design must demonstrate compliance with hillside development standards and mitigation measures to meet related General Plan/specific-plan policies.
- Conclusion: With conditions (tree preservation/mitigation, hillside compliance, and infrastructure commitments) the proposal can be made consistent with the General Plan and applicable specific plan policies.

SUMMARY THAT THE AMENDMENT WILL NOT BE DETRIMENTAL

AND WILL BENEFIT THE PUBLIC GOOD

- The proposed rezoning and Concept Plan include required public improvements, safety measures, and open space to avoid detriment to public interest, health, safety, convenience, or welfare. Benefits include increased housing supply, neighborhood open space, improved public infrastructure (water/sewer extensions, stormwater controls), and added property tax base for public services.

PHYSICAL SUITABILITY OF THE SUBJECT PROPERTY

- Site: total gross acreage ~13.01 acres; net acreage after streets ~10.80 acres. Proposed 49 single-family lots (min. 5,000 sf), density ~3.77 units/gross acre.
- Design/shape/size: lot sizes and layout are consistent with single-family development patterns; three open-space tracts provide 15% minimum open space (66,634 sf).
- Location & access: primary access and utility connections from Sioux Drive; site design includes internal road network and a proposed water main loop in Sioux Drive to reduce dead-end water mains.
- Emergency/public vehicle access: final engineering will provide fire and emergency access to City standards; all units will include fire sprinkler systems per City fire code due to limited access and unit count.
- Public services/utilities: potable water and wastewater exist in Sioux Drive and will be extended; stormwater will be managed on-site (extended detention and detention

basins on Open Space Tracts A and B); solid waste service via City-approved bins for each lot. Police protection, solid waste collection, and other municipal services will be supplied by the City consistent with comparable residential subdivisions.

HOW ESSENTIAL PUBLIC SERVICES WILL BE PROVIDED

- Water: existing mains in Sioux Drive will be extended; a looping connection within Sioux Drive will minimize dead-end lines; service laterals to each lot will be provided to City standards.
- Wastewater: sewer main exists in Sioux Drive; sewer extension through the subdivision will connect all lots to the municipal system.
- Stormwater: on-site extended detention and detention basin facilities sized to City standards; calculated Runoff Volume Control (ROCV) of 16,336 cu ft based on new impervious surfaces; conveyance and detention designed per City stormwater criteria.
- Solid waste: each lot provided City-approved trash and recycling bins; collection will follow City routes and standards.
- Other services: fire protection provided via sprinklers and road/access improvements; police and schools served by existing municipal/district providers.

ANALYSIS OF COMMUNITY BENEFITS

- Adds 49 for-sale single-family housing units in a serviceable location, supporting housing supply and local workforce needs.
- Provides required open space (15%) and preserves a significant portion of tree canopy where feasible, contributing recreational and ecological value.
- Implements stormwater controls to protect downstream systems and complies with City standards.
- Infrastructure extensions (water/sewer) improve local service connectivity and long-term neighborhood utility capacity.
- Increases property tax revenue and supports local services without introducing commercial impacts.

ADDITIONAL SUPPORTING INFORMATION AND REQUIRED ACTIONS

- Heritage resources: no heritage resources identified; formal cultural/archaeological clearance will be obtained during entitlement/engineering.
- Tree preservation: preliminary canopy preservation (~47.5%) is below City targets; a final tree survey, mitigation plan, and potential redesign will be submitted to achieve compliance or request approved deviations with compensatory measures (replacement planting, off-site mitigation, or conservation easement).
- Slopes/hillside: portions >17% require a detailed slope analysis and hillside development compliance; final grading and design will minimize cut/fill and employ erosion control and revegetation measures.
- Fire safety: all homes to include fire sprinklers and site access will be engineered to meet fire-department standards.
- Final engineering: detailed utility plans, grading, stormwater design, and construction phasing will be provided with subsequent submittals to demonstrate full compliance with City codes and General Plan policies.