



## Staff Report

### February 27, 2018

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**TO:** Chairman Hogan and Planning Commission Members  
**FROM:** Robert King, Town Planner  
**DATE:** February 27, 2018  
**RE:** Village at Loomis

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#### **Recommendation**

Open the public hearing and allow staff to provide a report on the continued Village at Loomis project (#14-05); provide for responses from the applicant; hold Planning Commission discussion and deliberation and; accept public comment.

This is the seventh meeting of the Planning Commission on the Village at Loomis project. The first was the Workshop with the Town Council on September 12, 2017, the second was a public hearing on September 26, 2017, the third was a continuation of the public hearing at a special meeting on October 11, 2017, the fourth a continuation of the public hearing on October 24, 2017, the fifth a continuation of the public hearing on November 7, 2017, and the sixth a continuation of the public hearing on January 10, 2018.

Staff proposes the following format for this evening's meeting:

- **Staff Presentation**
- **Commission Questions**
- **Applicant Answers to Commission Questions**
- **Public Comment**
- **ADJOURN AND CONTINUE PUBLIC HEARING TO: MARCH 14, 2018 at 7:30 pm**

#### **Issue Statement and Discussion**

At the January 10, 2018 Planning Commission hearing, the applicant presented the changes they had made to the project, addressing concerns of the Planning Commission and the public. Those proposed changes may be summarized as follows:

- Revisions to the Village Residential (PD Area 1) that eliminated some of the long alleys, and increasing the number of off-street parking, and reducing the number of dwellings from 143 to 135.
- Providing sufficient off-street parking in the Village Residential (PD Area 1) and the Village Green Court (PD Area 2) so as to be consistent with the existing parking standards and eliminating the need to count on-street parking. (Village Traditional [PD Area 3] was already consistent.)

- Revising the proposed guest parking requirements in the Village High Density (PD Area 4) from one parking space per ten dwelling to one space per three dwellings, making it consistent with the existing parking standards.
- Eliminating the Village Residential from the west side of Webb Street and changing it by expanding the Village Mixed Use (PD Area 5) into it. This would add 7,000 square feet (sf) to Village Mixed Use for a total of 12,000 sf and seven more dwellings for a total of 13 dwellings.
- Changing the 1.3 acres of Village Office (PD Area 6) and replacing it with a Village Civic Park, thus increasing active parkland from 3.07 acres to 4.37 acres.
- Addition of pedestrian connections to Raley’s center.
- Addition of trail gateway at Sun Knoll Drive and enhancements to the on-site trail network.

Below is a table comparing the former and the revised project.

		2017 Project			Revised 2018 Project			Net Changes		
PD Land Use Designation	PD Area	Acres	Units	SF	Acres	Units	SF	Acres	Units	SF
Village Residential	1	14.9	143		14.5	135		-0.4	-8	
Village Single Family Green	2	9.6	64		9.6	64		0	0	
Village Single Family	3	16.8	87		16.8	87		0	0	
Village High Density	4	6.6	117		6.6	117		0	0	
Village Mixed Use	5	0.4	7	5,000	0.8	13	12,000	+0.4	+6	+7,000
<del>Village Office</del>	<del>6</del>	<del>1.3</del>		<del>25,000</del>	<del>0</del>		<del>0</del>	<del>-1.3</del>		<del>-25,000</del>
Village Civic Park	6	0			1.3			+1.3		
Village Commercial	7	4.9		44,000	4.9		44,000 sf	0		0
Village Park and Open Space	8	12.0			12.0			0		0
Total		66.5±	418	74,000	66.5±	416	56,000	0	-2	-18,000

### **Attachments**

1. Revised Village Preliminary Development Plan (PDP)
  - a. Land Use Map
  - b. Village Development Standards
  - c. Village Design Guidelines
2. Revised Village Specific Development Plan (SDP) for PD Areas 1, 2, and 3.
3. Revised Village Tentative Subdivision Map (Sheets 1-10)