***Project Narrative for Doyle Family Property***

*Pre-Zoning & Annexation Application*

Applicant & Property Owner are applying for 20455 5th Street East, APN 128-281-013, (“Property”) to be pre-zoned and annexed into the City limits. Property is designated as Mixed Use in the City of Sonoma’s General Plan and is within the City’s Sphere of Influence/Urban Growth Boundary. Additionally, the Property is designated as an “Area of Change” in the Community Development Element/Chapter One of the General Plan increasing its development potential from the previous Sonoma Residential designation in the 1995 General Plan (demonstrating how the Property has always been planned for residential development and to be annexed into the City limits to meet the City’s housing goals). After pre-zoning and annexation is completed for the Property to be consistent with the current General Plan, a separate development application for a specific project will be submitted.

Future development for the property is contemplated to maximize development potential allowed under the MX land use and zoning designations at 20 du/ac, for maximum possibility of 59 residential units on the 2.96 gross acres. Maximum height within the MX designation is 36’, so the assumed structures will be no more than two stories tall.

Traffic Circulation – it is anticipated that Jones Street along the project frontage will be widened to match the roadway conditions north of the property, and access to the future community would come from one access point on Jones Street and other possible access point on East 5th Street (or either access point can become an Emergency Vehicle Access point if approved by City Engineer and Fire Department. The current driveway/access point on Napa Road will be eliminated.

Pedestrian Connectivity – subject to encroachment permits being issued by both Sonoma County and the City of Sonoma it is anticipated that there will be pedestrian connections/sidewalks along the community frontages on all three sides along Jones Street, Napa Road, and East 5th Street to continue and connect with existing pedestrian improvements in the area.