

Final Planned Development

Where it is silent, the development standards of the Residential High Density (R-HD) District (Municipal Code Section 40.09), as amended, shall apply. Any changes or modification to the elevations or site features not in substantial compliance with the Final PD shall be submitted for review and approval through the planning review process as a Revised Planned Development / Design Review. Minor changes in substantial compliance may be approved by staff as administrative Design Review or Minor Improvement.

Standard	FPD Development Standard	Concept Plans
Dwelling Unit Setback along I-80	Dwelling units shall be 300 foot minimum from freeway edge of pavement	Dwelling units are 300 feet from freeway edge of pavement
Maximum Density	40 dwelling units per acre	15 dwelling units per gross acre
Maximum Ground Floor Retail / Commercial	10,000 sq.ft.	768 sq.ft.
Vehicle Parking * - residents	700 spaces maximum	700 spaces
Vehicle Parking * - guests / on-site management	unspecified	215 spaces **
Bicycle Parking *	2384 spaces	2384 spaces
Maximum Building Height Residential: Multi-family Rental Surface Parking Open Space, Public Parks and Stormwater Detention	75 feet 15 feet 15 feet	35 feet 15 feet 15 feet
Maximum Floor Area Ratio	2.0***	0.42
Maximum Lot Coverage: Buildings Carports	1,025,000 sq.ft. (50%)*** 720,000 sq.ft. (35%) 310,000 sq.ft. (15%)	465,980 sq.ft. (23%) 310,135 sq.ft. (15%) 155,845 sq.ft. (8%)
Approximate Area Calculations Residential: Multi-family Rental Parking Open Space, Putah Creek and Detention Area Roads	26 acres 5.9 acres 10 acres 5 acres	24.3 acres 5.2 acres 13.0 acres 4.4 acres
Shading (50% shade on paved areas: vehicular and pedestrian)	262,483 sq.ft (50%)	264,647 sq.ft. (50.4%)

* Vehicle and bicycle parking shall comply with applicable City standards for size, type, design and number of spaces and as modified by the Final Planned Development.

**Additional vehicular parking for guests and onsite management is allowed as specified in the Development Agreement.

***The development standards of the Residential High Density (R-HD) District (Municipal Code Section 40.09) are the basis for the value indicated.