



*Development Services
Department*

INTRODUCTION

City Council

Stone Creek Casitas

PCZ-13-01, DRC-13-33, PSP-14-04, ZAV-14-02, IS-13-006

October 28, 2014

CONTEXT





CONTEXT



Project Site

Main Street



Development Services Department

CONTEXT



Main Street



Development Services Department

CONTEXT



Main Street



Development Services Department

CONTEXT



Self Storage Office

Project Site



CONTEXT



South View

CONTEXT

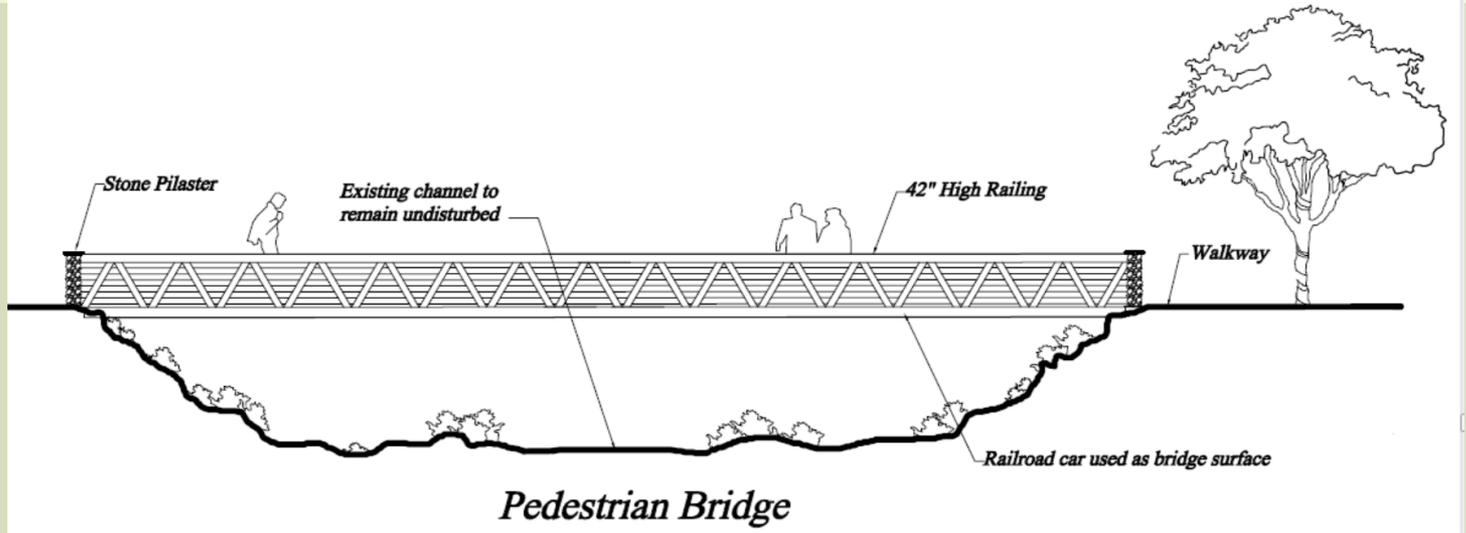


Design Review

CONTEXT

Main Street



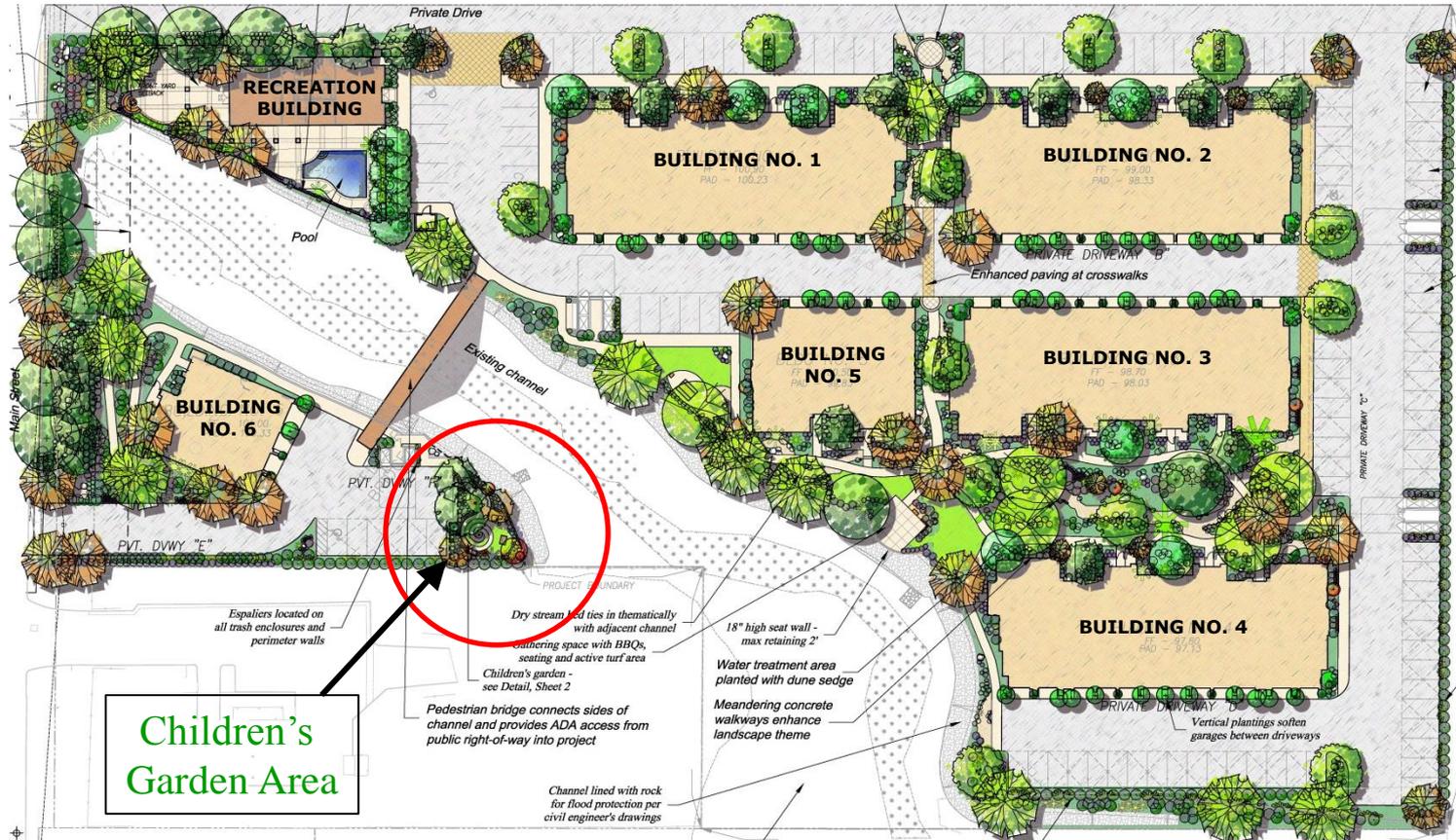


DESIGN



DESIGN

Main Street

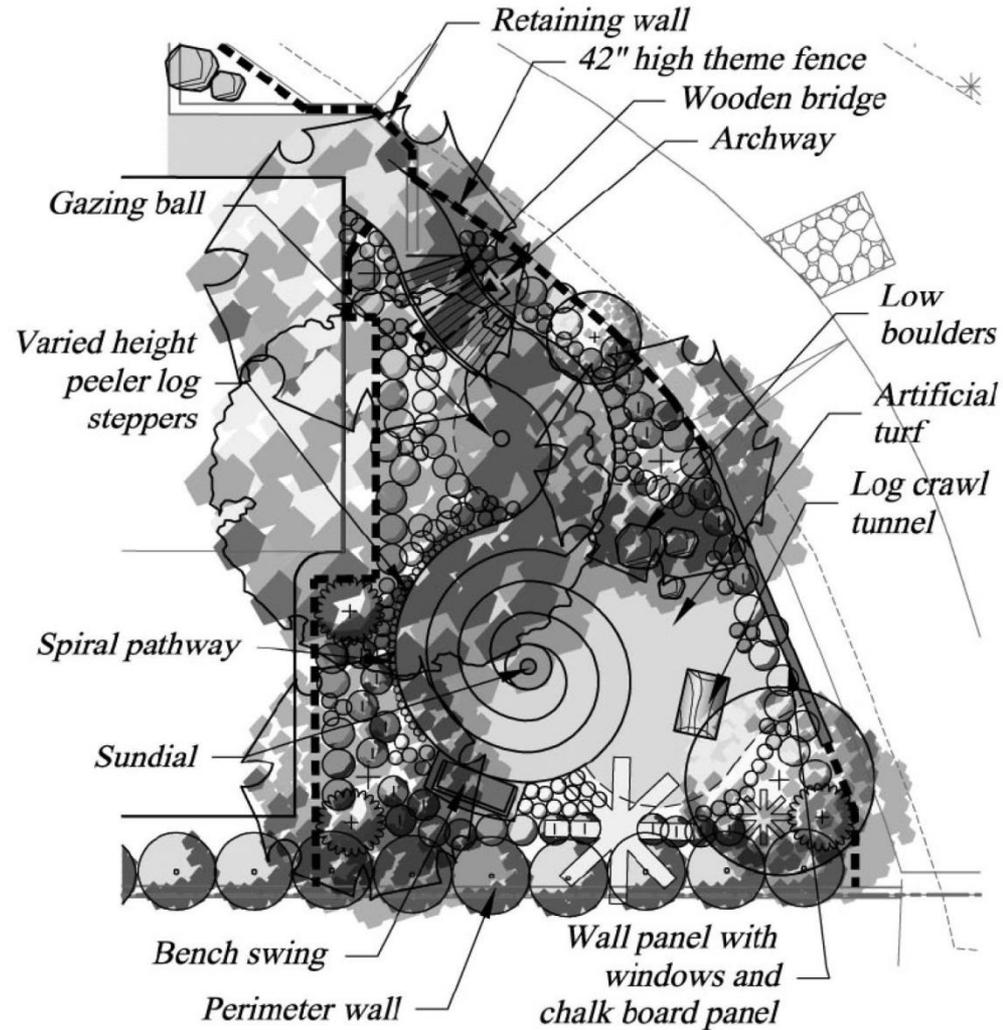
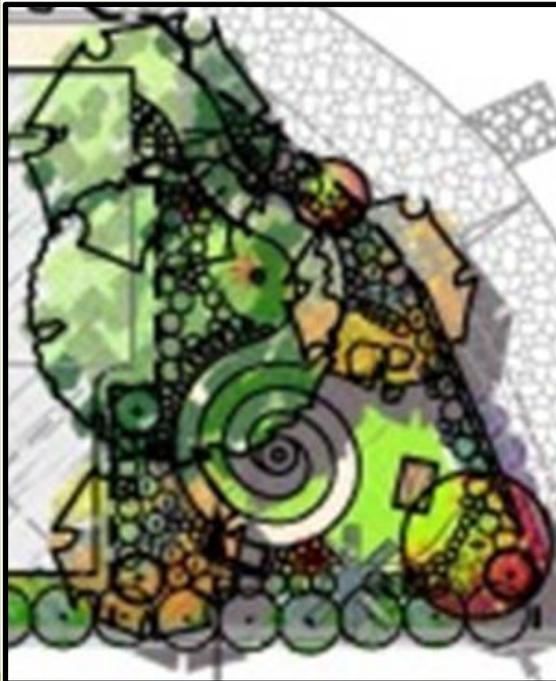


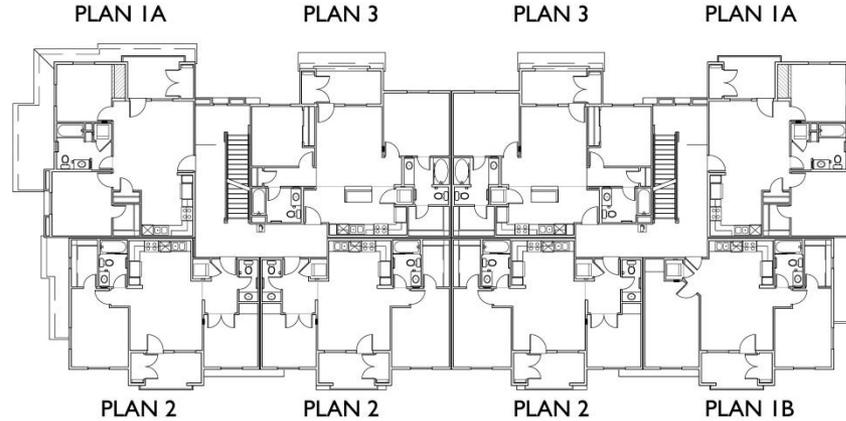
Landscape Plan



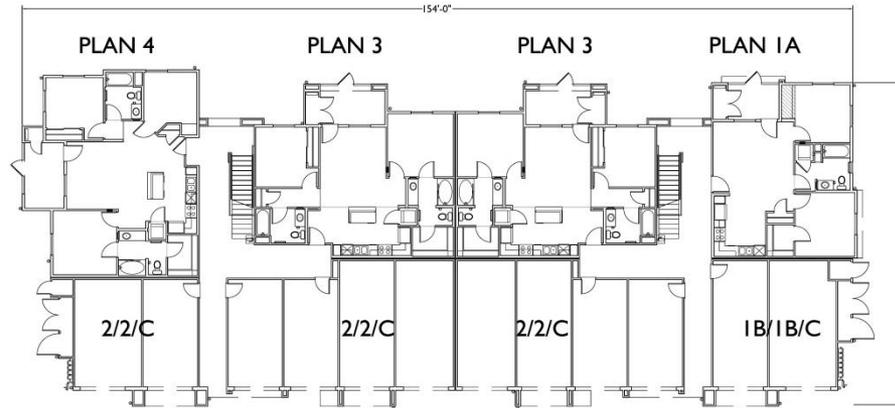
Children's Garden Area

DESIGN





2ND & 3RD FLOOR



12 CARPORTS

1ST FLOOR
BUILDING A

BUILDING A COMPOSITE PLANS

DESIGN



DESIGN



MATERIAL SCHEDULE

- 1 ROOF - CONCRETE ROOF TILE
- 2 WALLS - STUCCO
- 3 VENEER - CULTURED STONE
- 4 COVERED PATIO
- 5 RECESSED WINDOW WITH BUILT UP SILL
- 6 RAIL - DECORATIVE METAL
- 7 DECORATIVE METAL
- 8 ACCENT CORBEL EAVES
- 9 DECORATIVE SHUTTER / AWNING

LEFT ELEVATION

COLOR SCHEME A
TYPE VA CONSTRUCTION
NFPA 13R SPRINKLER SYSTEM



BUILDING A ELEVATIONS

FRONT ELEVATION
STONE CREEK CASITAS



DESIGN



RIGHT ELEVATION

- MATERIAL SCHEDULE
- 1 ROOF - CONCRETE ROOF TILE (TUSCAN BLEND)
 - 2a WALLS - STUCCO (HYMNOS)
 - 2b WALLS - STUCCO (WHITE WOOD)
 - 3 VENER - CULTURED STONE (SPRING)
 - 4 COVERED PATIO
 - 5 RECESSED WINDOW WITH BUILT UP SILL
 - 6 RAIL - DECORATIVE METAL (REPLANTED)
 - 7 DECORATIVE METAL (REPLANTED)
 - 8 ACCENT CORBEL EAVES (CHOCOLATE BROWNIE)
 - 9 DECORATIVE SHUTTER (BRUNO)

COLOR SCHEME A
TYPE VA CONSTRUCTION
NFPA 13R SPRINKLER SYSTEM

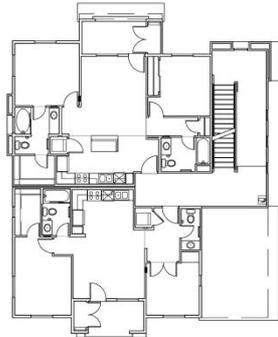


BUILDING A ELEVATIONS

REAR ELEVATION
STONE CREEK CASITAS

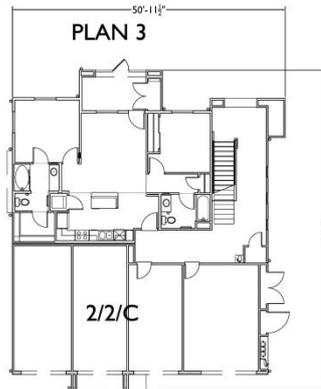


PLAN 3



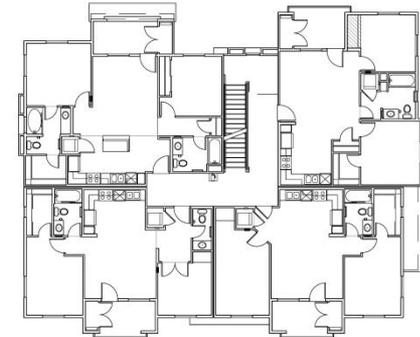
PLAN 2

2ND & 3RD FLOOR



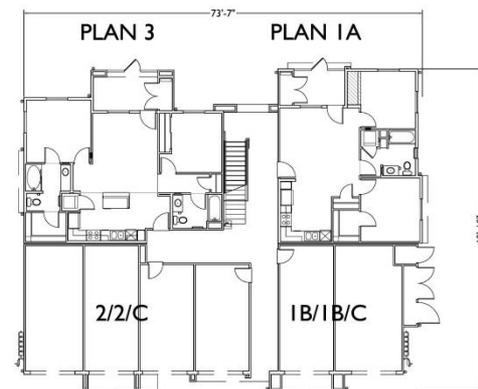
4 CARPORTS
BUILDING C

PLAN 3



PLAN 2

2ND & 3RD FLOOR



6 CARPORTS
BUILDING B

1ST FLOOR

BUILDING B & C COMPOSITE PLANS

DESIGN



RIGHT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

DESIGN



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

BUILDING C ELEVATIONS

DESIGN

Design Review

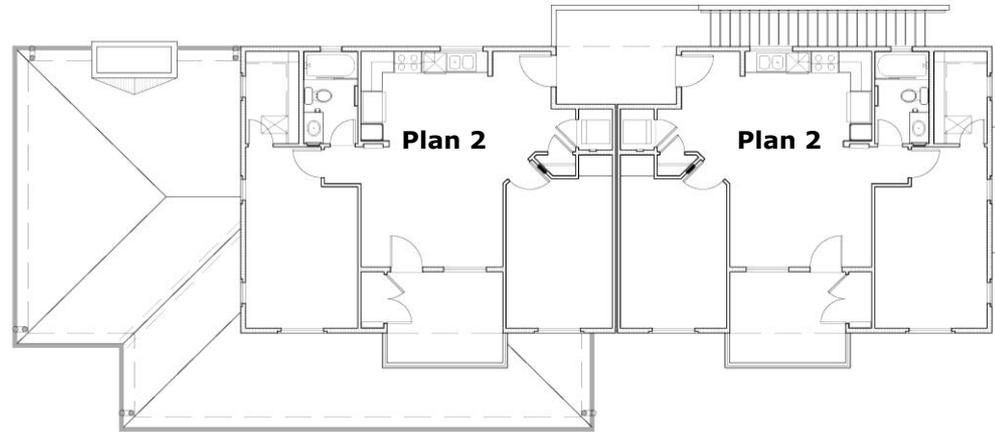
CONTEXT

Main Street

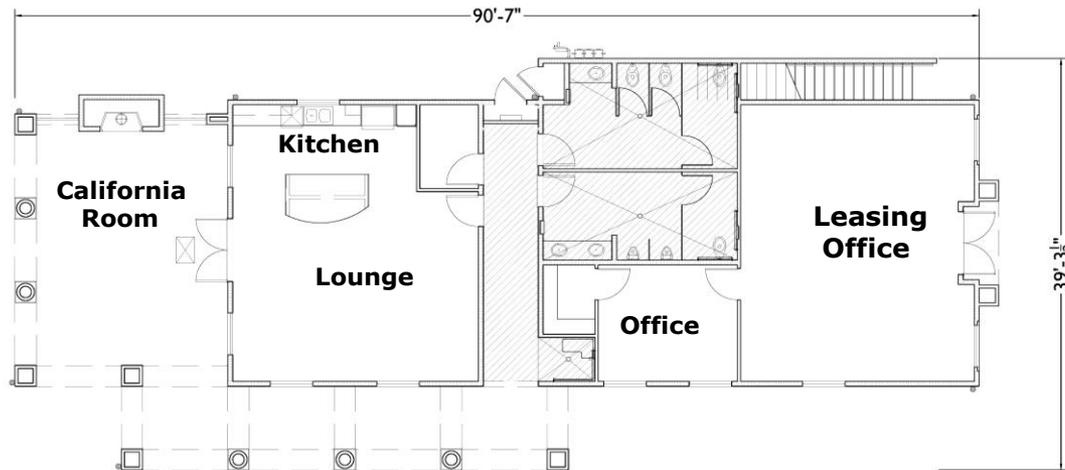




DESIGN



2ND FLOOR



1ST FLOOR

LEASING / RECREATION BUILDING



DESIGN

Visible from
Main St.



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

Leasing/Recreation Building



Planned Sign Program

DESIGN

*Temporary Entry monument location
until Main Street is improved along
entire property frontage -*

*Final (permanent)
entry monument location*

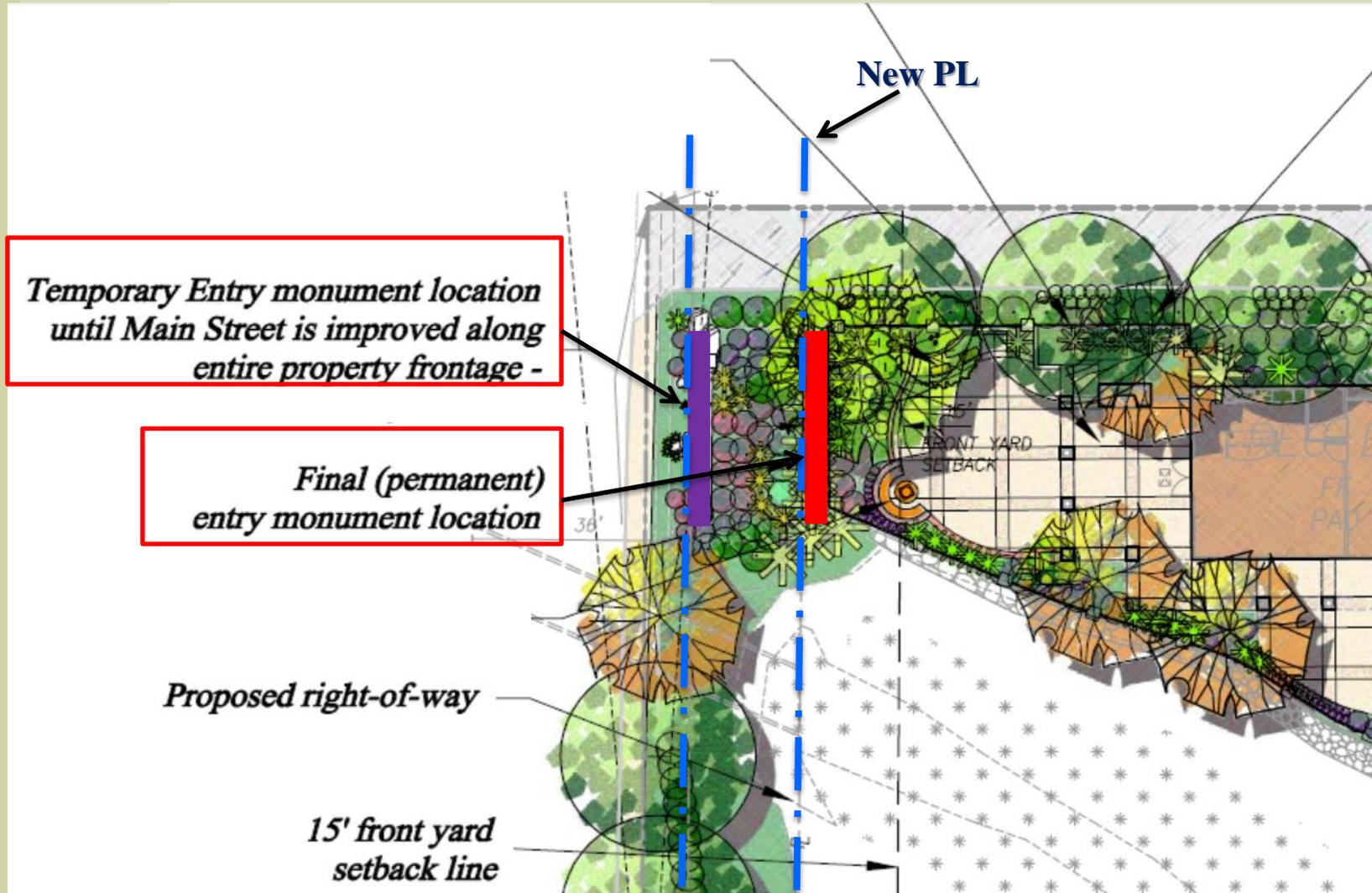
Proposed right-of-way

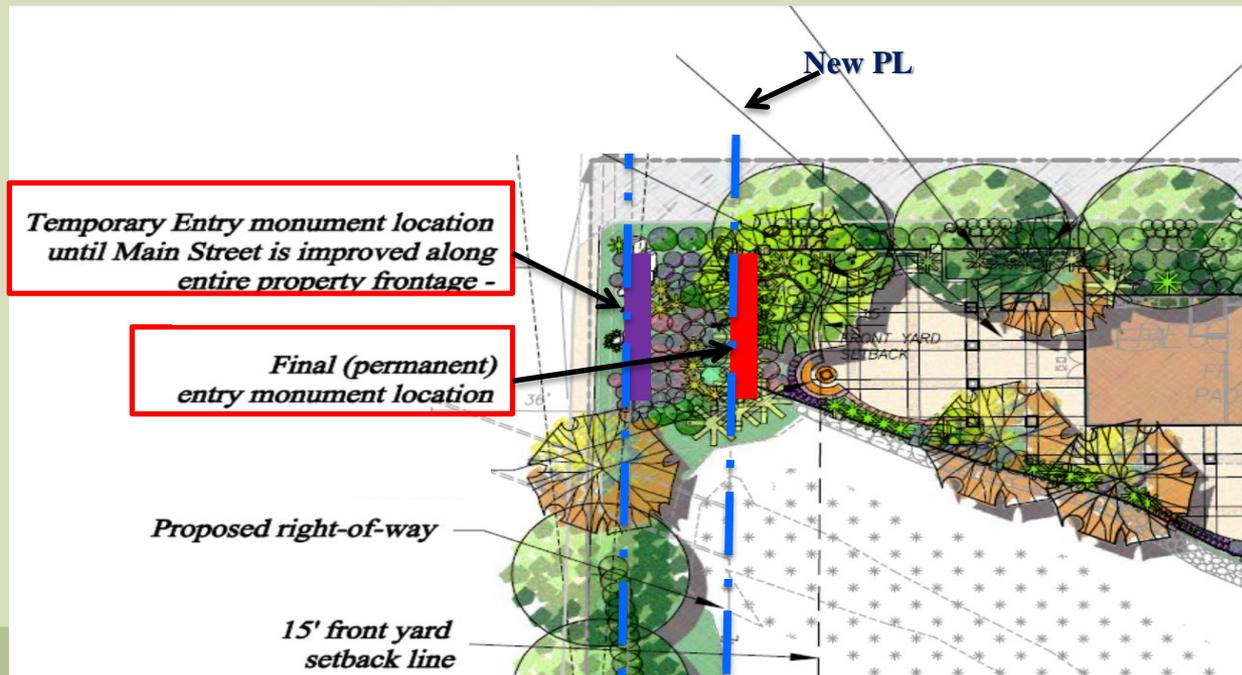
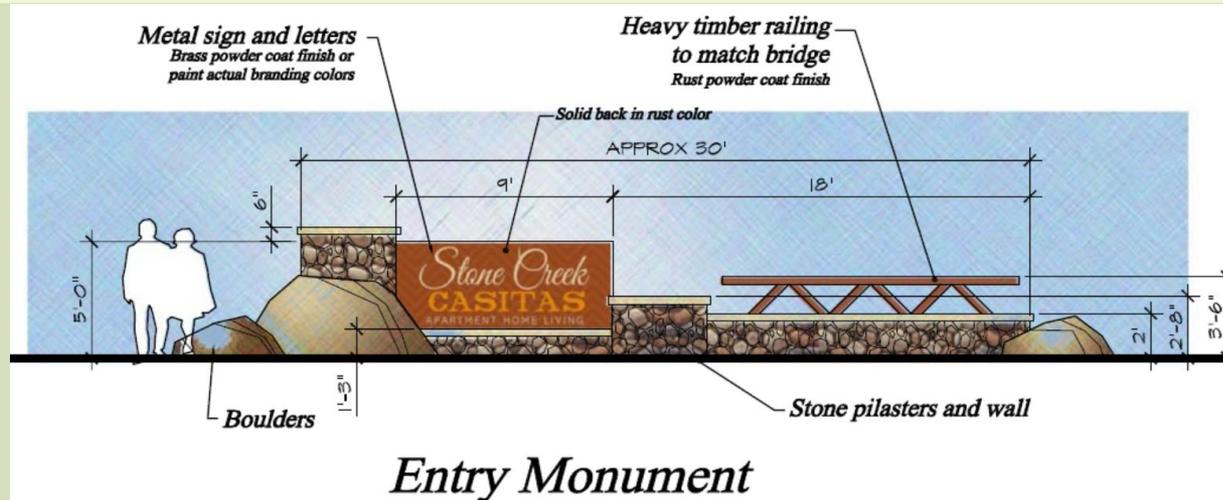
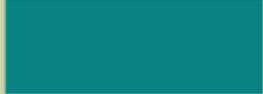
*15' front yard
setback line*

New PL

FRONT YARD
SETBACK

38°





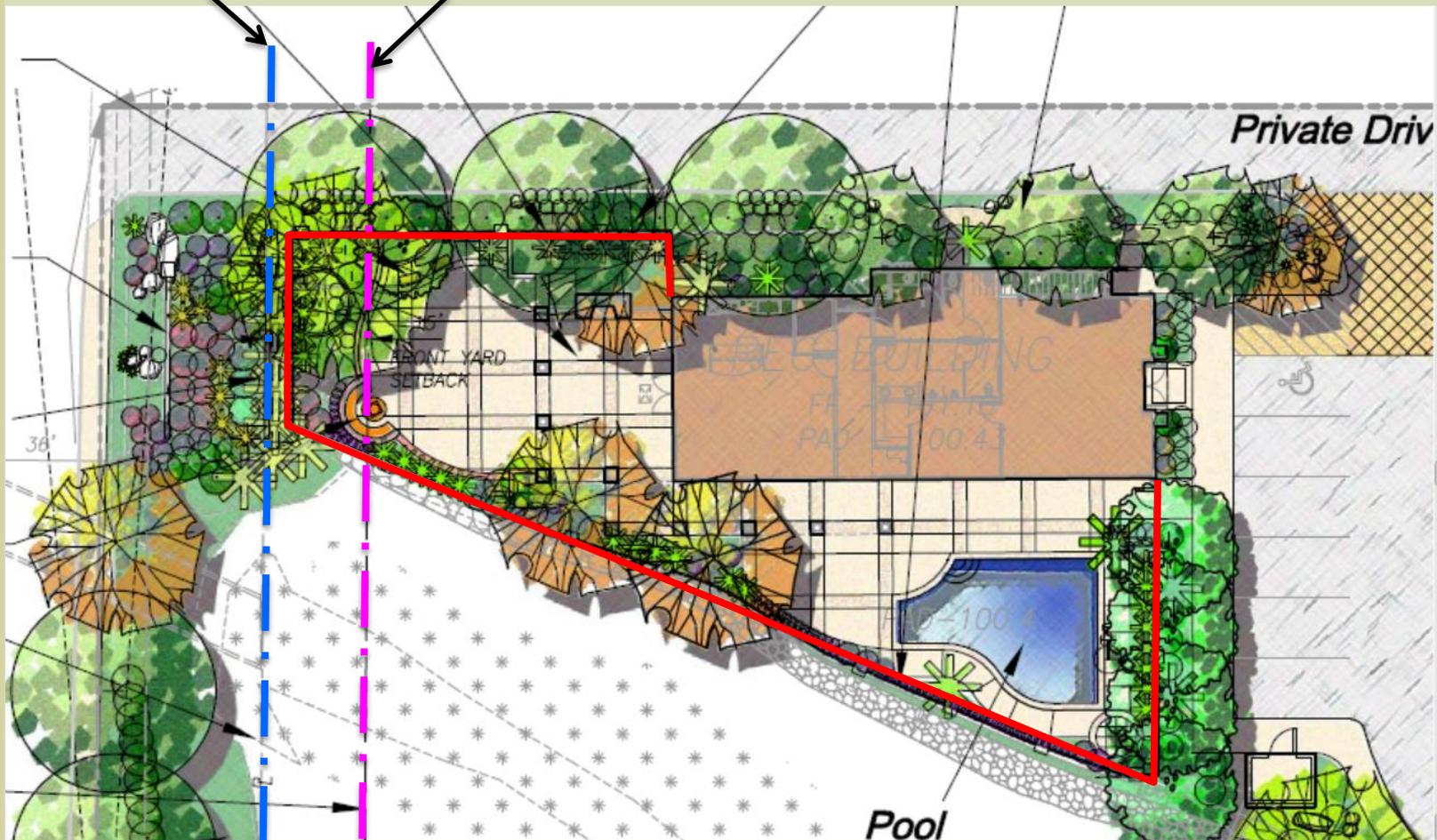


Variance

New PL

Front Setback

DESIGN





STAFF RECOMMENDATION

That the City Council:

- 1) Adopt Mitigation Negative Declaration, IS-13-006
- 2) Adopt Ordinance PCZ-13-01 approving the Rezone.
- 3) Adopt the Resolution for the Design Review Permit, Planned Sign Program, and Variance permit.

RECOMMENDATION