



## Planning Commission Staff Report

DATE: April 8, 2015

Study Session

SUBJECT: THE ALTUM GROUP REQUESTS A PRE-APPLICATION FOR A PLANNED 50-UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON APPROXIMATELY 6.3 ACRES OF VACANT LAND LOCATED AT THE WEST END OF MESQUITE DRIVE, ZONE R-3, SECTION 22 (CASE NO. PA15-001) (ER).

FROM: Planning Services Department

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### SUMMARY

The Planning Commission to review a pre-application request for a future development consisting of 50 detached single-family residential homes in an R-3 zoning designation. The proposed site is currently vacant; in 2006, a 90-unit attached condominium complex known as the "Mesquite Villas" was previously approved at the same site. That entitlement has since expired but the condo map remains valid.

### RECOMMENDATION:

The Planning Commission to provide comments on the proposed application as deemed fit. No approvals are made at pre-applications.

### ISSUES:

- The General Plan designation is HDR (High Density Residential). Residential development at a maximum density of 30 dwelling units per acre is permitted.
- The site is zoned R-3; Single-Family residences are not permitted in this zone.
- A Planned Development District Application in lieu of zone change will be required for this type of proposal.
- Proposed minimum lot size is approximately 2,450 square feet.
- 25' wide street proposal not consistent with Circulation Element of General Plan.
- There are no recreation amenities / facilities as part of the proposal.
- A minimum of 5 feet front yard setback will be proposed on some of the lots.
- A minimum of 5 feet side yard setback is being proposed on all lots.
- The requirement for public benefit has to be part of the pre-app discussions in case the applicant decides to proceed with a formal application.

**BACKGROUND:**

The proposed site is an approximately 29.5-acre parcel located along the south side of Mesquite Drive and approximately 1,032 feet west of South Palm Canyon Drive. The property, which is currently vacant, lies in the desert foothills along the eastern base of the San Jacinto Mountains. The land is mostly uneven with previously graded pads and covered by different types of low-growing vegetation and weeds. Overall, the proposed site is approximately 29.5 acres including the designated open space areas, only 6.8 acres of the site is developable. The hillside and the designated open space areas will be left undisturbed. The subject site is adjacent to an existing mobile home park to the east, an existing single-family residential and Indian Cultural Center to the north, and mountainous areas to the west and southern portions.

The General Plan designation of the site is HDR (High Density Residential), and the zoning designation is R-3, (Multi-family Residential & Hotel Zone). The HDR designation allows up to thirty (30) dwelling units per acre. The R-3 district allows for the development of high density apartments, hotels and other resort housing facilities. Single-family residential development is not a permitted use in the R-3 zone; however the Planning Commission has in the past approved such proposals with a Planned Development District in lieu of zone change application.

Table 1: Surrounding land uses, General Plan designations, and Zoning

	<b>Land Use</b>	<b>General Plan</b>	<b>Zoning</b>
<b>Site</b>	Vacant	HDR (High Density Residential)	R-3
<b>North</b>	Single-Family Residential	HDR (High Density Residential)	R-3
<b>East</b>	Parkview Mobile Home Estates	HDR (High Density Residential)	R-3
<b>South</b>	Parkview Mobile Home Estates	HDR (High Density Residential)	R-3
<b>West</b>	Vacant	C (Conservation)	R-3

**Pre-Application Review Process:**

The Planning Commission is to provide comments to the applicant on the architectural integrity of the proposed design and the noted issues on the first page of this report. Furthermore, the Commission is encouraged to provide comments on the proposed land use, conceptual site layout, density and the connectivity of the internal circulation. The verbal comments to the applicant will include areas of opportunities that could make the proposal a more desirable and successful development.

**New Site Plan and Project Design:**

The site plan layout consists of 50 single-family residential lots; a north-south curvilinear street, two additional shorter streets and a retention basin. At this point, the conceptual lot widths vary between 35, 40 and 50 feet; conceptual lot depths will range between 80 and 120 feet. Two points of access to the proposed development will be primarily off Mesquite Avenue. As proposed, this project will consist of two and three bedroom options and will be approximately 1,757 square feet in size. The site plan includes 14 guest parking spaces spread along the meandering north-south street.



Proposed Site

The proposed residential units will be built on small lots fronting new private streets. The project architectural design has not been fully developed but will feature modern architecture with two housing schemes. According to the applicant, the plans are still under review; the submitted conceptual plans are for two-story units, approximately 1,757 square feet in size. The housing units will consist of three bedrooms or two master bedrooms with second floor options.

*Proposed Development Standards & Parking:*

The applicant has indicated that proposed homes will have minimum front and side yard setbacks of five (5) feet in most of the lots. Reduced setbacks of five feet may be adequate on the interior lots but not with the lots abutting the Mobile Home Park. Secondly, five feet setbacks will not be adequate for additional guest parking spaces. As proposed, required parking are based on multi-family residential development; should this proposal move forward as single-family development, the Zoning Code requirement of two (2) spaces for each dwelling unit will be in conformance with the Code. Conceptual elevation plans are showing proposed heights of two-story buildings at twenty-two feet (22') high; the applicant has also indicated that overall maximum heights will be determined at the formal submittal of PDD application.

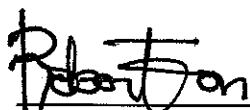
*Landscape Plan:*

Landscape plans were not submitted as part of this pre-app review, however, the applicant has indicated that drought tolerant and lush landscape and irrigation plans will be developed for the project should the owner proceed with the development.

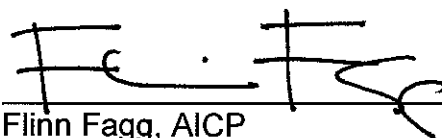
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Conclusion:

At this time, the Planning Commission is to provide comments on the exhibits consisting of the site plan and conceptual elevation plans. The Commission's review comments should be centered on the site layout, lot sizes, orientation, location of structures and relationship to one another. Also, the Planning Commission could provide comments on land use, general plan and zoning issues relative to the project. Furthermore, the Commission could offer views on potential improvements necessary to make the project more successful. The item will be brought back to the Planning Commission as a Preliminary Planned Development District for a formal review in the future, should the applicant chose to submit a formal application.



Edward O. Robertson  
Principal City Planner



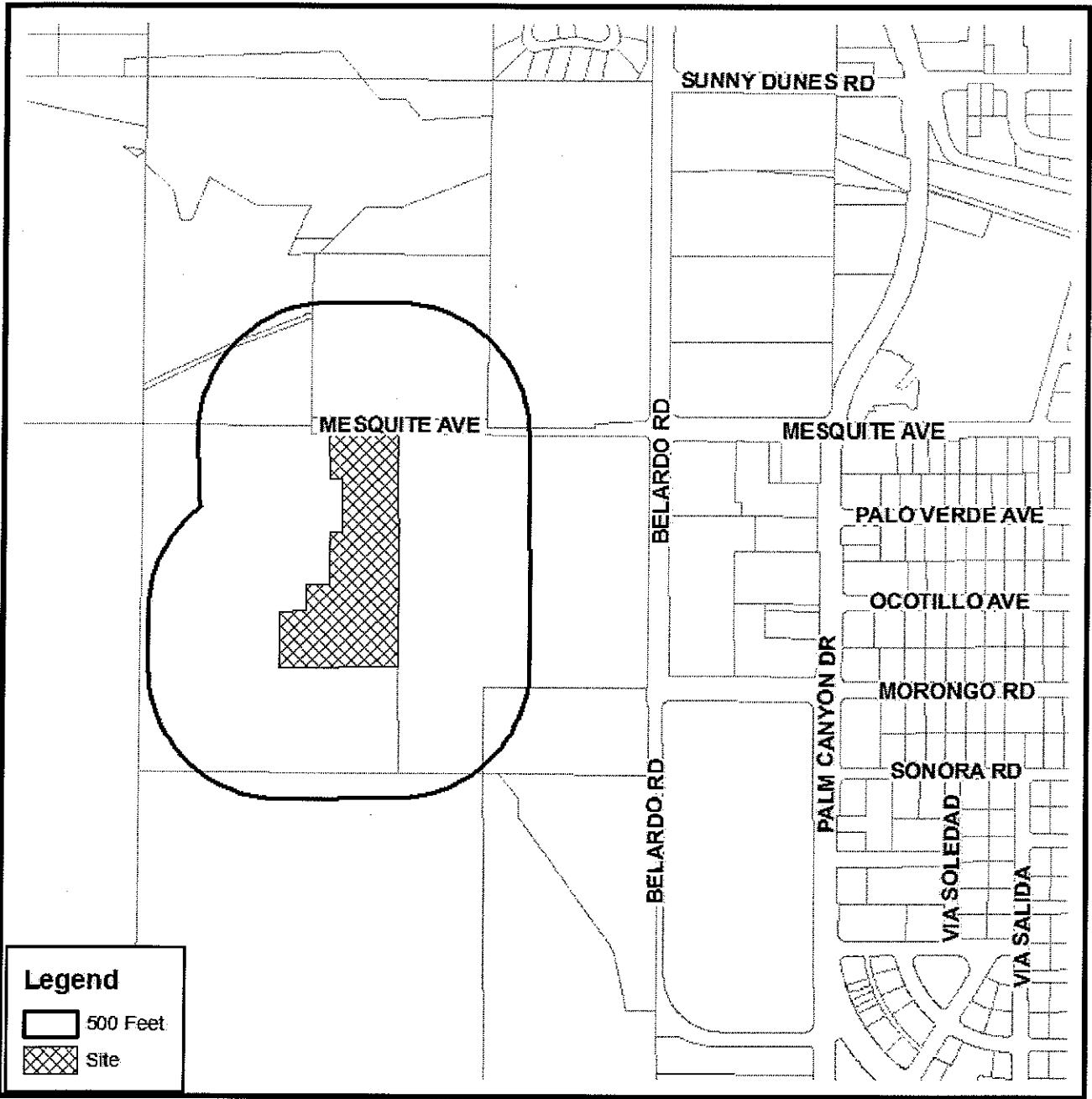
Flinn Fagg, AICP  
Director of Planning Services

Attachments:

1. Vicinity Map
2. 11"x17" Booklet containing Site Plans, Floor Plans, Elevations and Landscape Plans



# Department of Planning Services Vicinity Map



**Legend**

- 500 Feet
- Site

CITY OF PALM SPRINGS

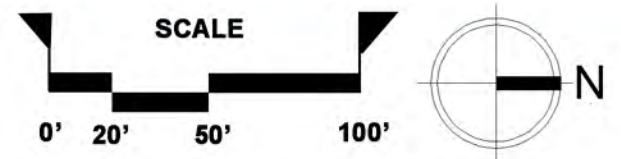


**50 Lots Featuring Contemporary Styled 2 Story Single Family Homes**

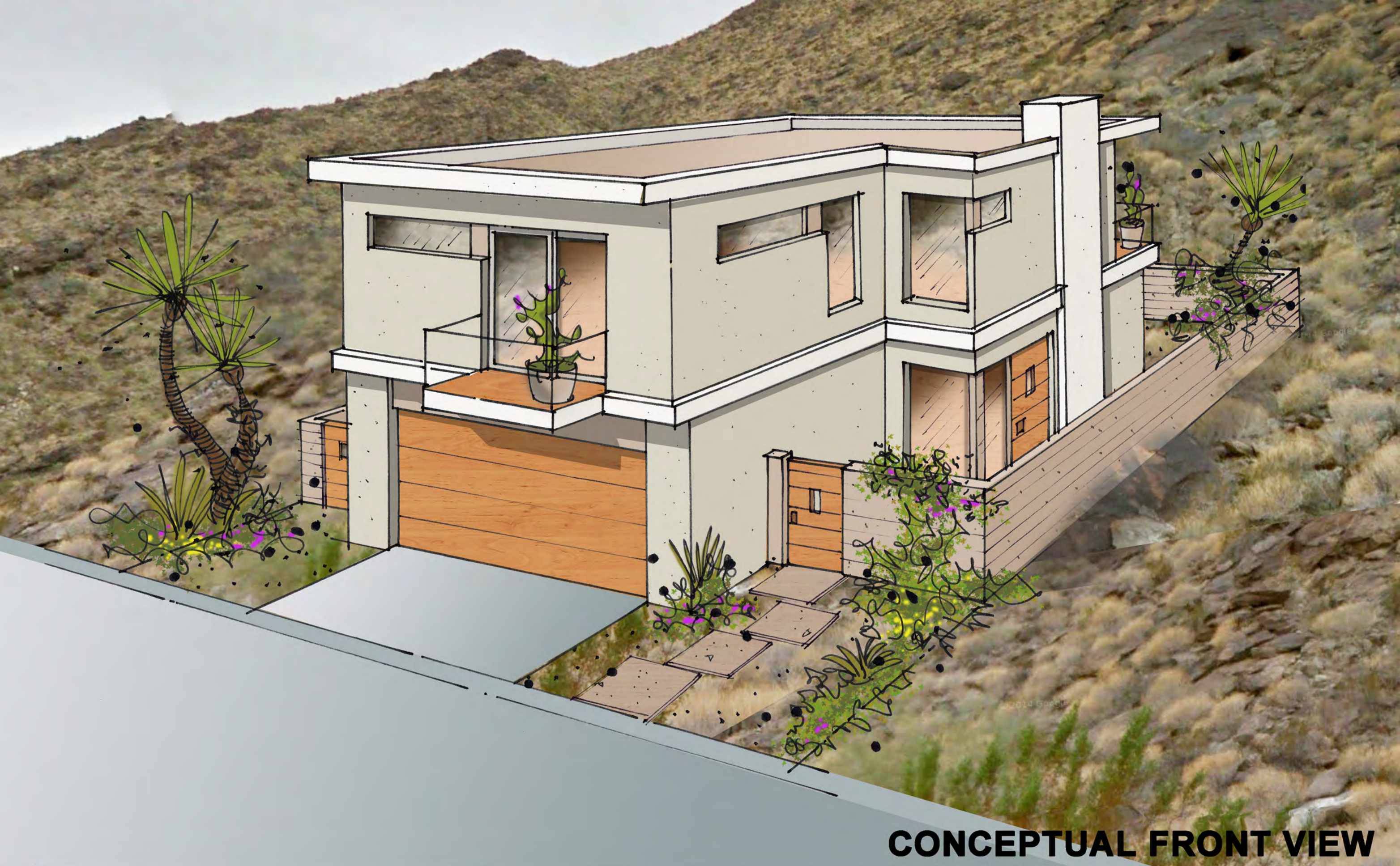
**CONCEPTUAL SITE PLAN**



2/25/15



**Mesquite Project**  
**Palm Springs, California**

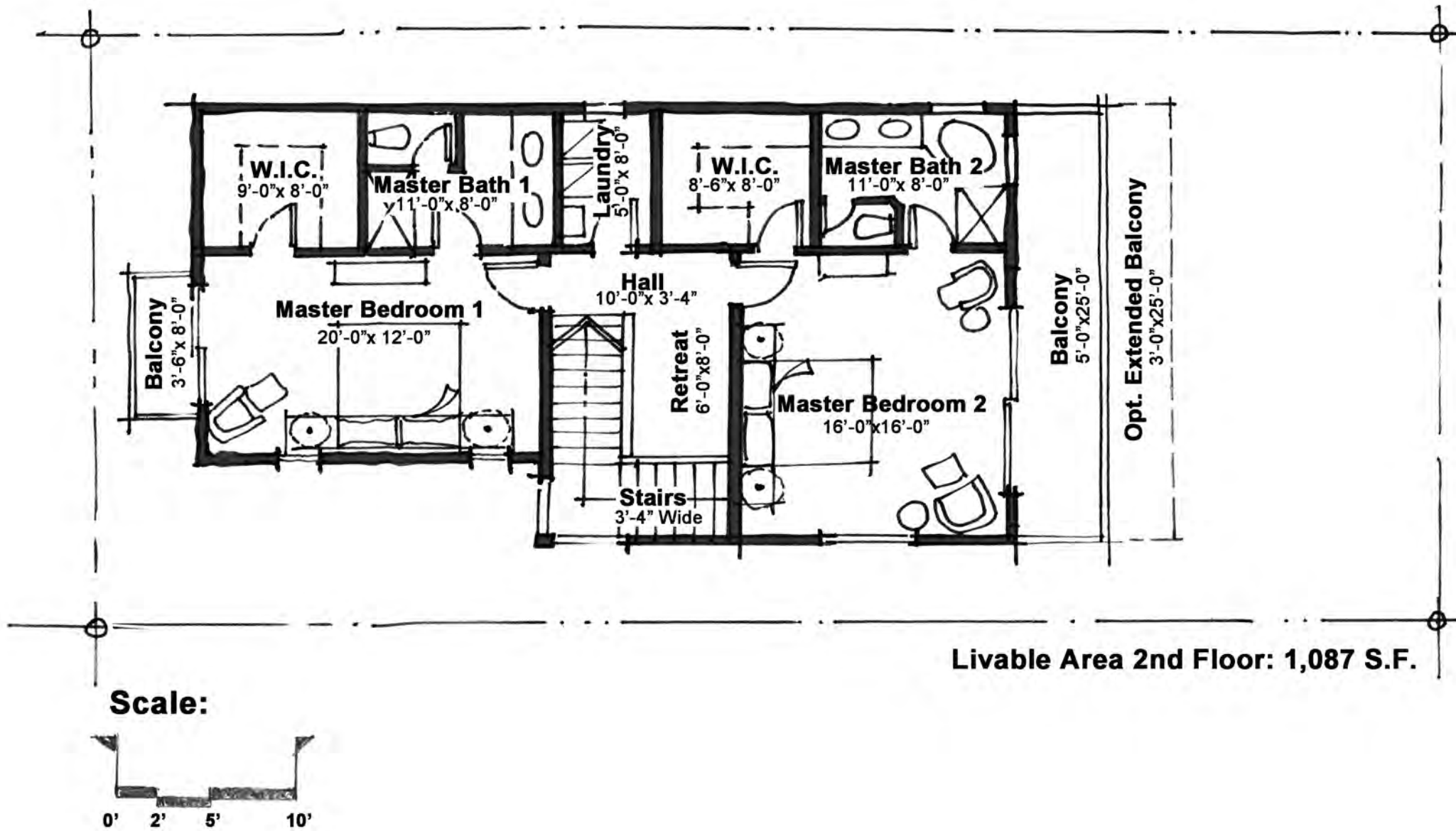


**CONCEPTUAL FRONT VIEW**



The Altum Group  
2/4/15

**Mesquite Project**  
**Palm Springs, California**



## Dual Master Option

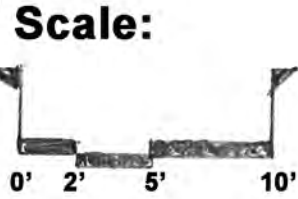
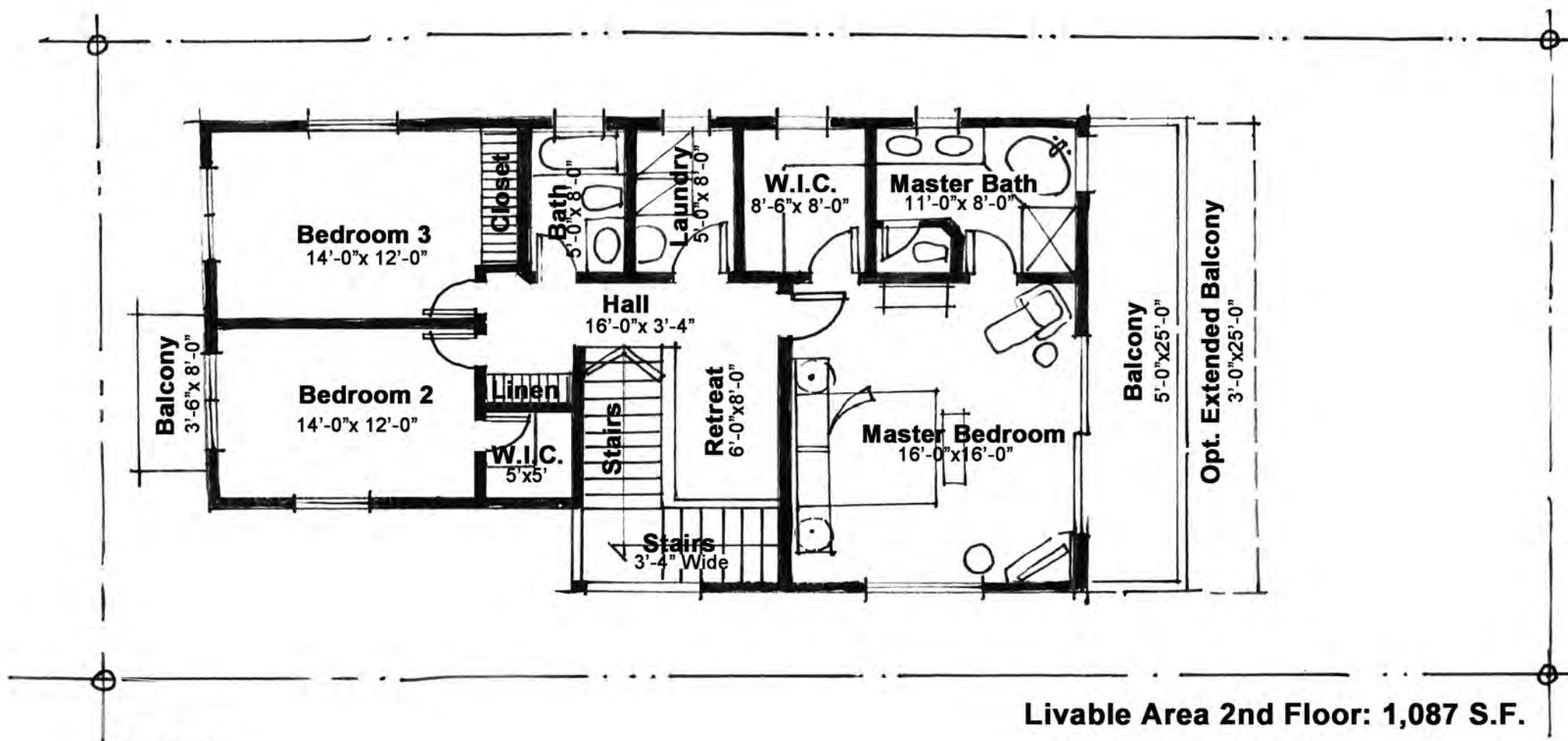
## CONCEPTUAL 2ND FLOOR



The Altum Group  
2/15/15

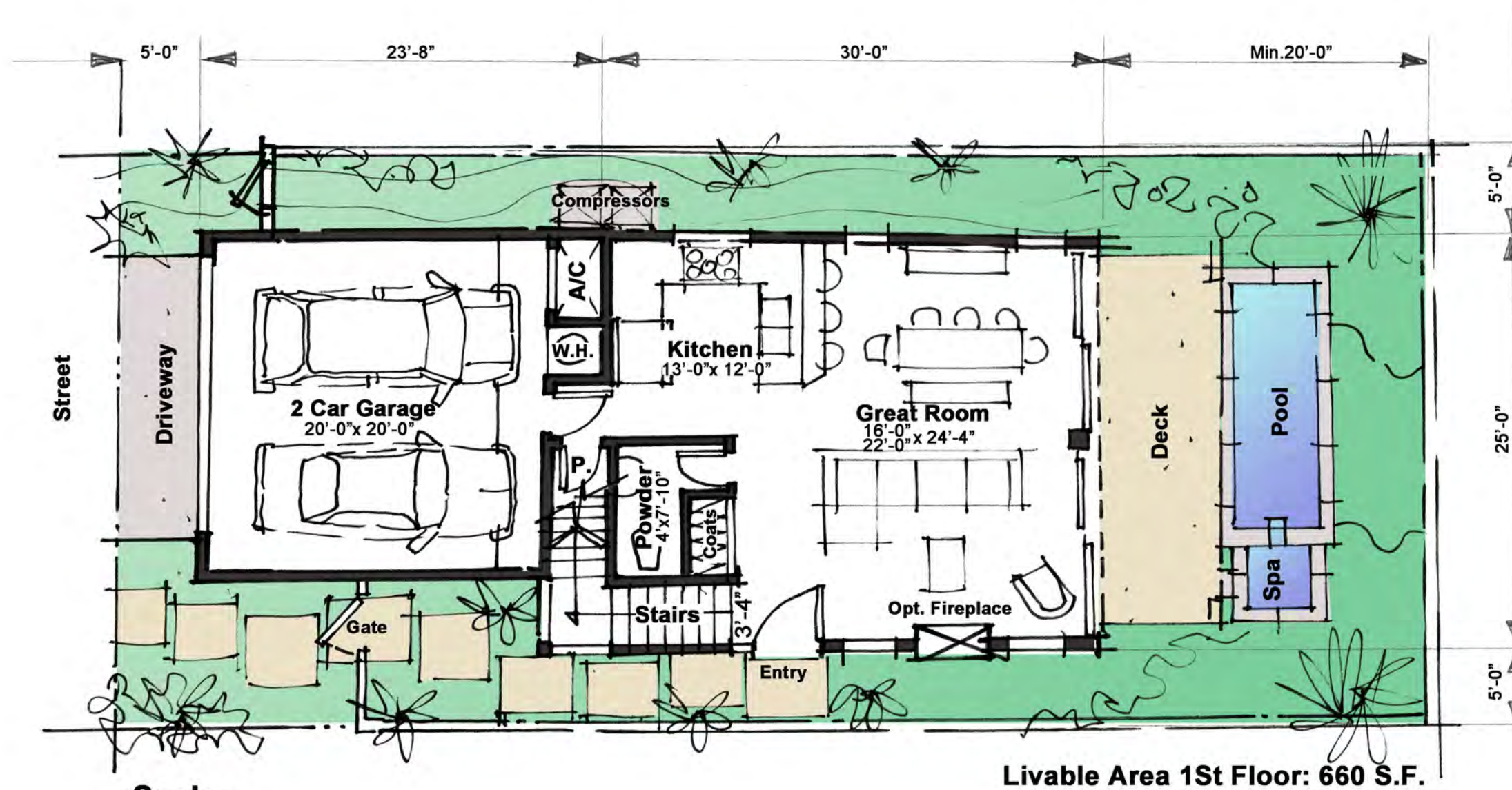
**Mesquite Project**  
Palm Springs, California





# 3 Bedroom Option

# CONCEPTUAL 2ND FLOOR



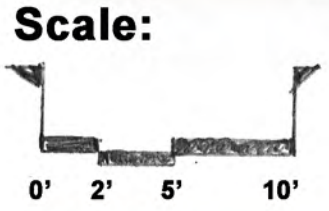
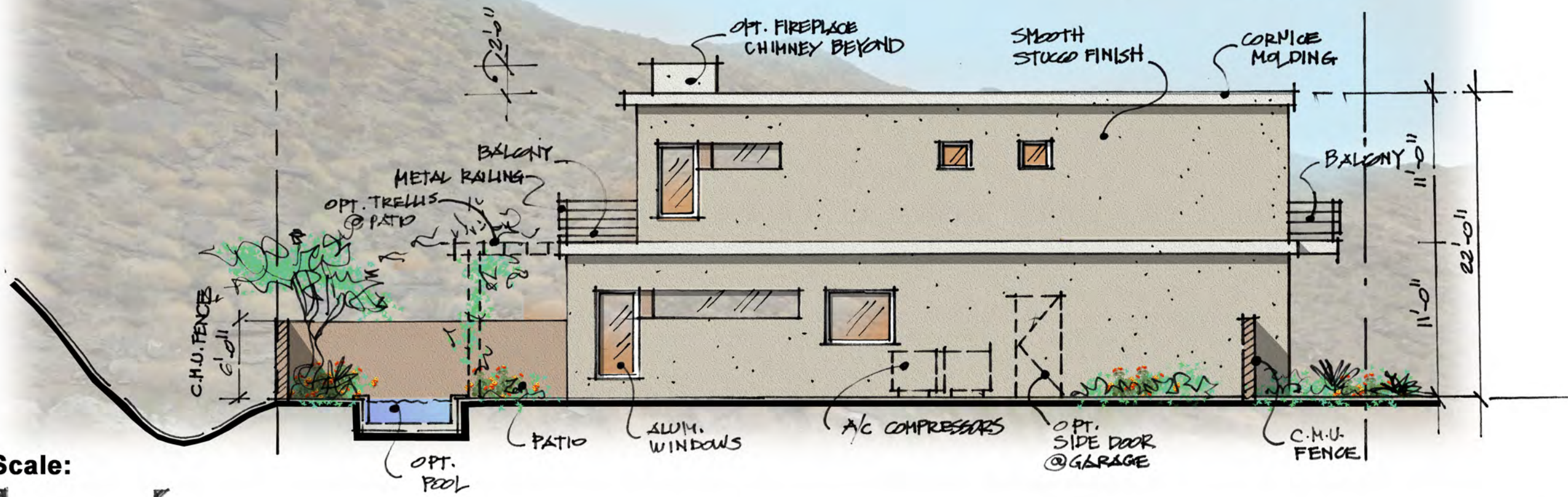
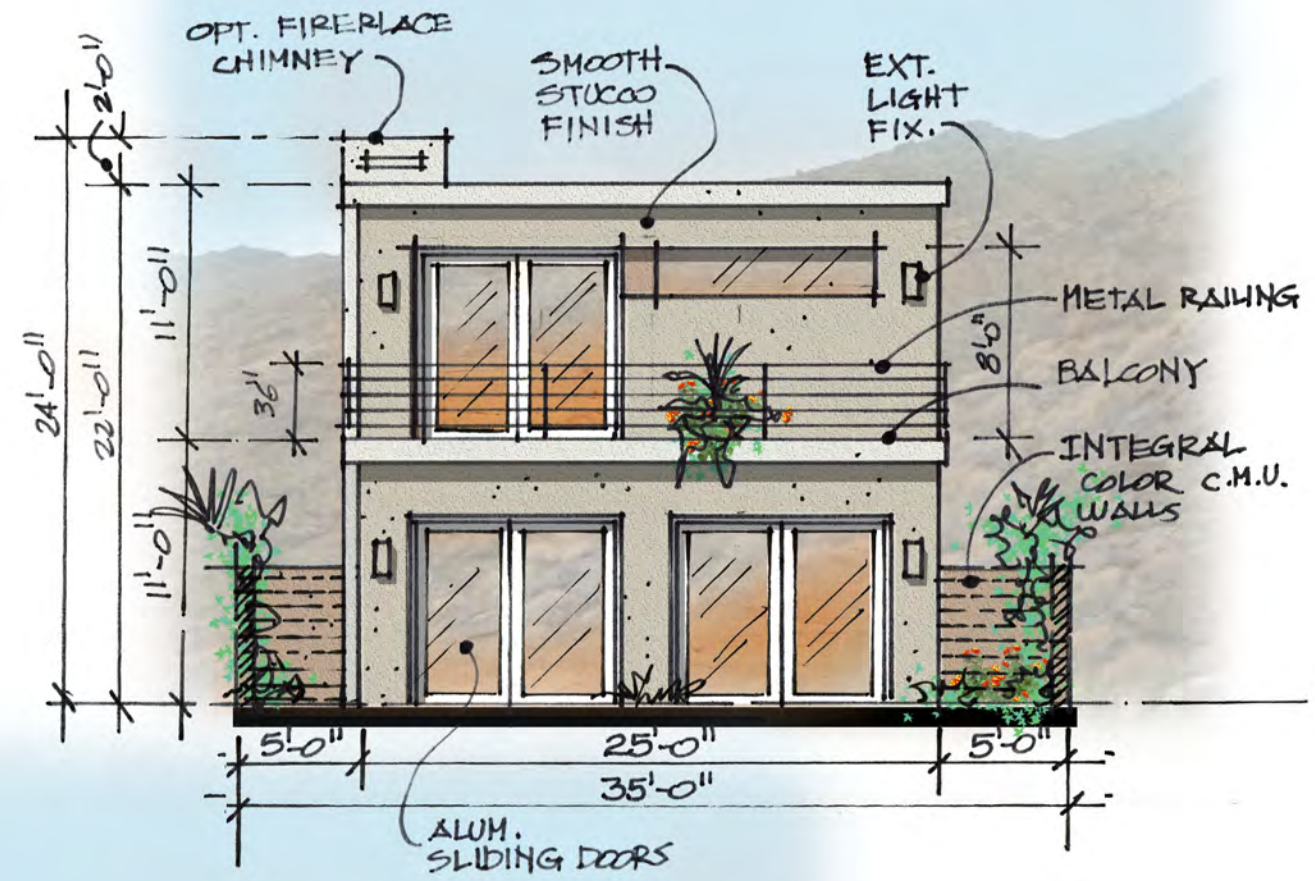
Scale:



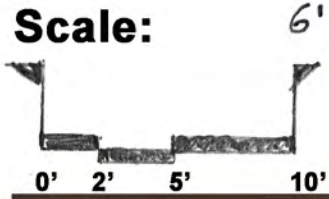
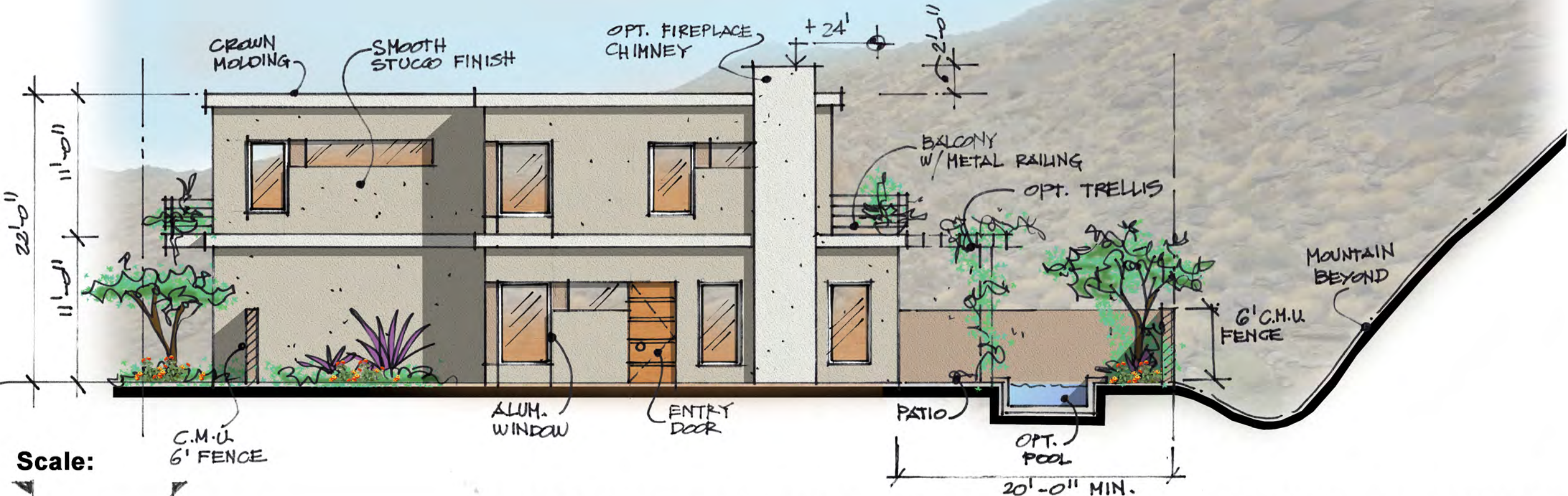
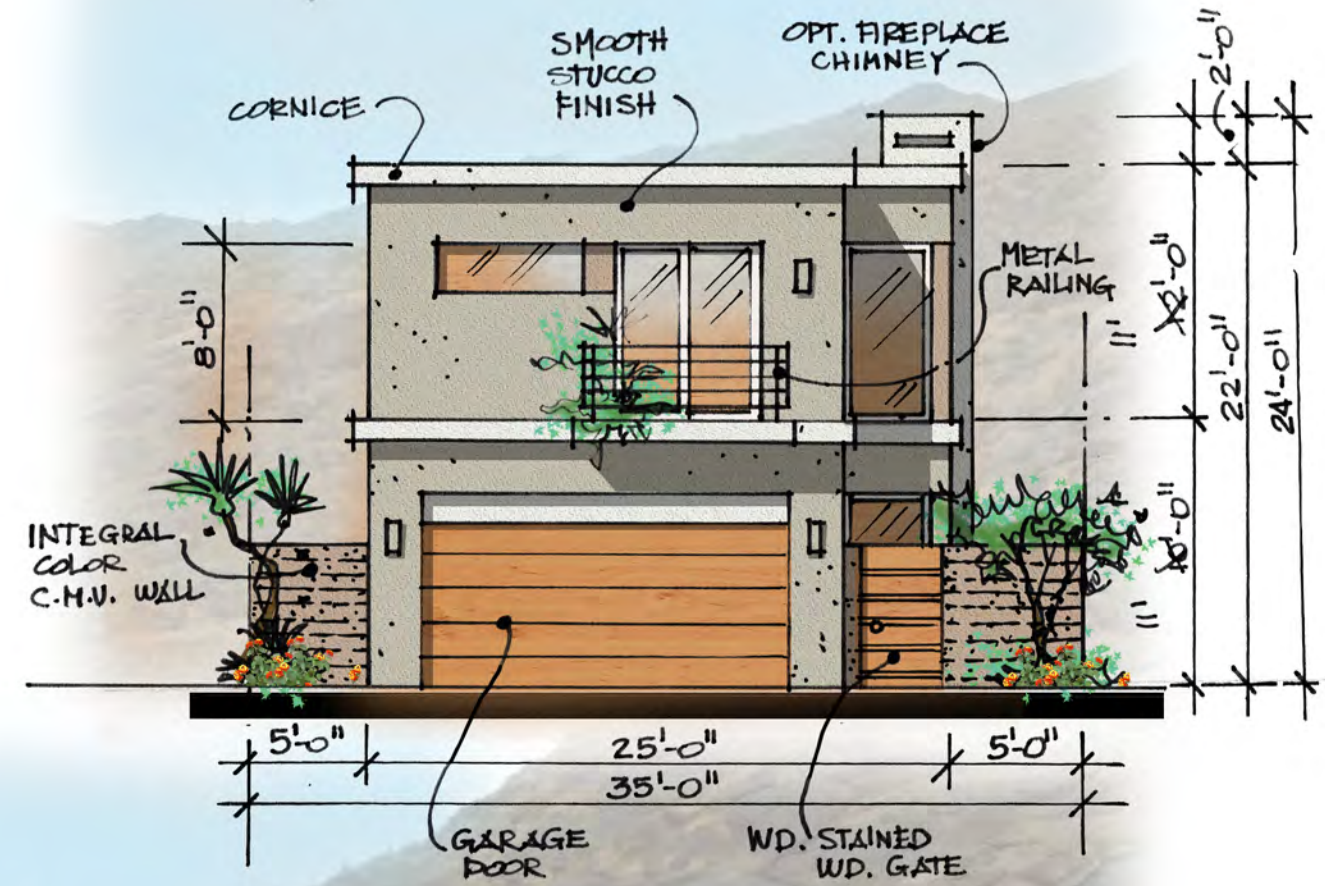
## CONCEPTUAL 1ST FLOOR

**Mesquite Project**  
Palm Springs, California



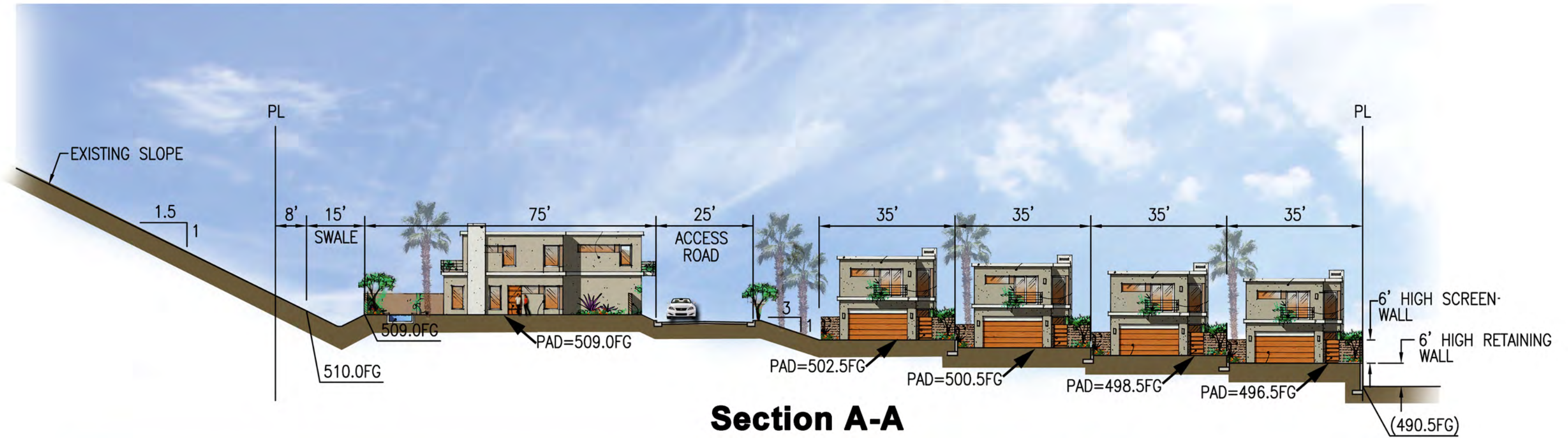


# CONCEPTUAL REAR AND LEFT SIDE ELEVATIONS



# CONCEPTUAL FRONT AND RIGHT SIDE ELEVATIONS

**Mesquite Project**  
**Palm Springs, California**

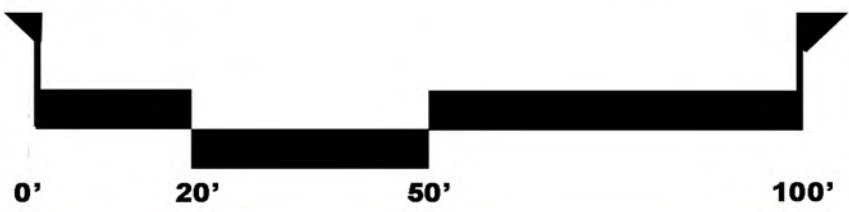


**Section A-A**



**Section B-B**

**Scale:**



**SITE CROSS-SECTIONS**

**Mesquite Project**  
**Palm Springs, California**