

GREENTREE PROJECT APPLICATION REQUESTS

The following is a list of the requests the Greentree Development Project includes:

- California Environmental Quality Act analysis (CEQA)
 - Environmental Impact Report (EIR)
- General Plan Map and Text Amendments
 - Private Recreation Designation (PR) to mix of Residential, Commercial, and Public Park
- Specific Plan
 - A Specific Plan is a comprehensive planning and zoning document for a defined geographic region within the City. It sets specific policies and development standards to be applied to a particular geographic area.
 - This document will detail design guidelines for the commercial, residential, and park and trail components; infrastructure construction; and the phasing of the development
- Zone Change
 - Recreation Commercial (CR) to mix of Residential, Commercial, and Community Facility/Park
- Subdivision Tentative Map
 - To subdivide the site into developable lots for residential, commercial, parks, and trails.
 - *North of Sequoia* includes mixed residential, commercial, and public park
 - *South of Sequoia* includes age-restricted single-family detached lots and a small park
- Planned Development with Design Review for Apartments north of Gilley Way
 - The 10 acre site north of Gilley Way is proposed by a different developer to construct approximately 230 apartments.
 - These development plans have not been submitted yet.
- Development Agreement
 - This is a contractual agreement specific to the Greentree Development Project between the City and the developer of the site. This contract tied to the land, not to the developer; therefore when the land is sold for development, the new owner must comply with the agreement.
- Airport Lane Use Commission – Airport Land Use Compatibility Plan Review

PROJECT GOALS

The Goals for the project as presented to the City Council include the following:

- Commercial needs for the neighborhood.
 - A viable commercial center that will serve the needs of the surrounding area and attract regional customers.
- Mix of residential types.
 - A variety of housing of different types and styles not readily available elsewhere. Housing for employees of local businesses and providing some “missing middle” housing opportunities is a priority.
 - Missing middle housing highlights the need for diverse, affordable housing choices in sustainable, walkable neighborhoods.
 - Housing types could include executive housing, townhomes, apartments, and mixed-use units.
- A unique, quality design.
 - The City is looking for a quality design unlike other standard housing developments in Vacaville or the surrounding areas.
- Connectivity and walkability.
 - Residents should be able to walk to parks, shopping areas, and to one another’s homes.
- Strong respect for the existing neighborhoods.
 - The development needs to particularly respect housing that once fronted a golf course.
- Strong recreational elements.
 - With the closing of the golf course, the City lost a recreational asset. Staff has discussed with the applicant a number of elements that might be included such as trails, parks, natural elements, sports courts, or a senior center. Some facilities may need to be provided off site.

COMMERCIAL COMPONENT

The proposal includes approximately 475,546 square feet of commercial buildings.
(For scale purposes:: Vacaville Outlets are approximately 437,000 sq. ft.)

PARKS, RECREATION, OPEN SPACE, AND TRAILS COMPONENT

The project includes:

- 6 acre public park
 - Adjacent to a 3 acre detention basin that is proposed to be accessible during the dry season
- 4.2 acres of trails-network throughout the project that connect the southernmost point to the northern commercial uses
 - Includes a minimum of 50 foot buffer from existing residential homes
- 2.6 acre private park
 - Maintained by a future homeowners association for the age-restricted development

HOUSING COMPONENT

South of Sequoia - Age-Restricted Residential

203 lots range in size from 6,000 – 10,000 square feet. All homes will be single story. Proposed that all open space, parks, and roads will be owned and maintained by new homeowners association.

Planning considerations include:

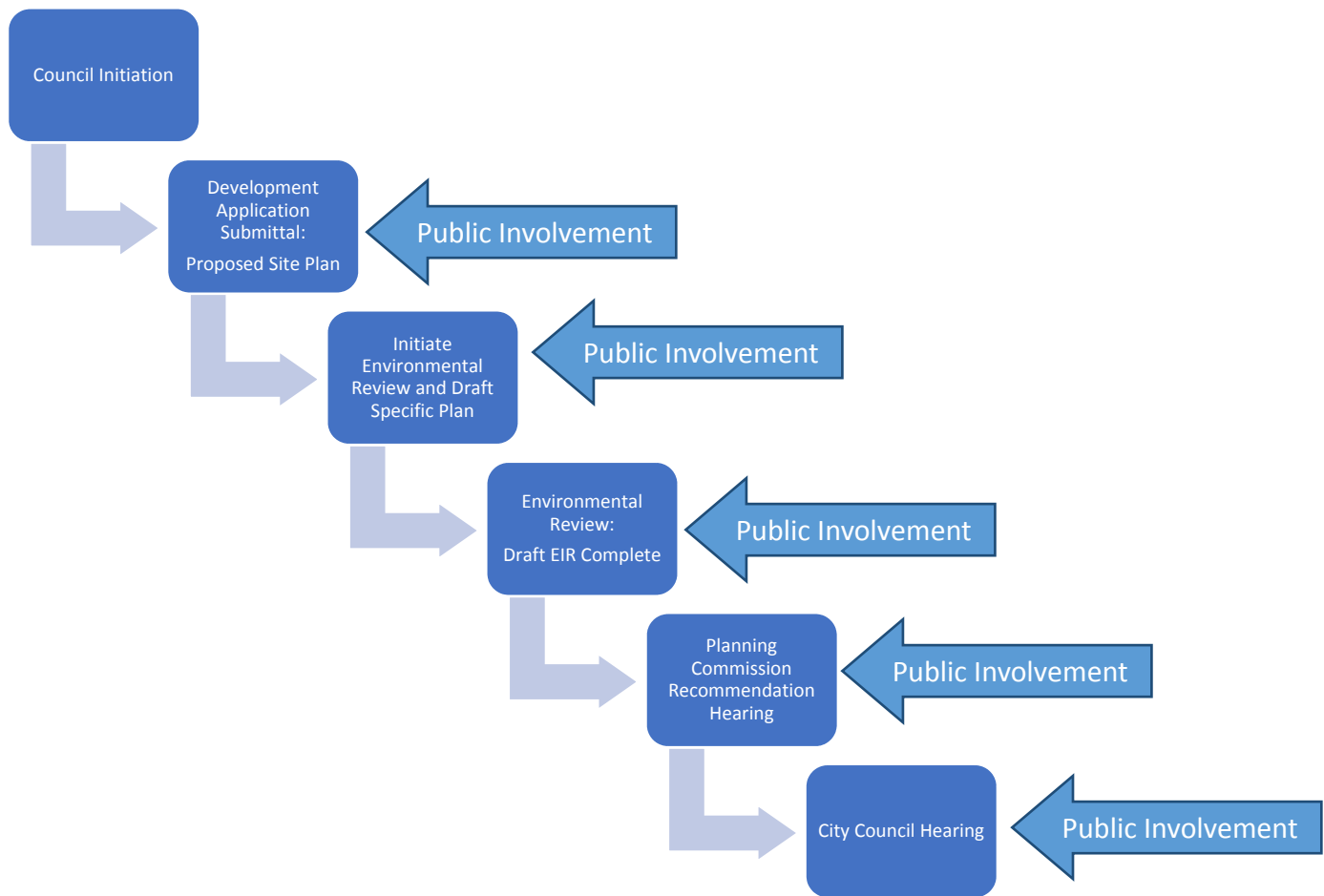
- 1) Provide an active adult (age restricted) residential community and concept.
- 2) Ensure lot size/density compatibility with the existing adjacent residential uses.
- 3) Provide a number of larger “estate” lots to help fill a gap in this type of residential offering in the city.
- 4) Provide open space and recreation amenities for the residents.
- 5) Reserve sufficient land to address storm water management needs.
- 6) Create a circulation network which is seamlessly integrated with the existing adjacent residential streets.

North of Sequoia Drive – Mixed Residential Types

Planning considerations include:

- 1) Provide residential land uses at higher densities to enable development of a variety of housing types/products, including workforce housing for local residents.
- 2) Create local-serving commercial development opportunities that expand access to commercial use needs for local residents on the south side of Interstate 80.
- 3) Create regional serving commercial sites that are integrated with and expand on existing regional-serving uses along Orange Drive.
- 4) Provide a nine-acre regional public park that serve adjacent residential areas and vicinity residents and is linked to a 4.2- acre local trail network.
- 5) Establish a grid circulation pattern that creates distinct development areas and improves efficiency of the local circulation network by providing through access for existing adjacent residential and commercial areas.
- 6) Reserve sufficient land to address storm water management needs.

Process and Public Involvement



Planned Open Houses:

April 25, 2019	Leisure Town Hall, 3-7 pm
June 2019	Details to be determined
August 2019	Details to be determined
October 2019	Details to be determined

Ways to provide input:

- Email – chistina.love@cityofvacaville.com
- Mail – Christina Love, Associate Planner 650 Merchant St. Vacaville, CA 95688
- Comment Card from today's meeting
- City's Community Outreach Page – www.letstalkvacaville.com

Way to receive information:

- City's Community Outreach Page – www.letstalkvacaville.com
- Applicant's website – www.GreenTreeVacaville.com
- Mailing list – provide you mailing address on the comment card to be added to the mailing list whenever notices are mailed.

Commercial Recreation Zoning Uses

The CR-Recreation Commercial district provides for large private recreational facilities such as golf courses, athletic clubs, and theme parks, as well as limited commercial support services.

Permitted Uses by Right.

A. The following uses are permitted uses in the CR district:

1. Accessory uses and structures to a permitted use;
2. Amusement arcades where not abutting a residential district;
3. Amusement arcades, accessory;
4. Commercial uses designated as a permitted use by an applicable policy plan or specific plan;
5. Membership organization facilities;
 - a. Accessory uses;
6. Outdoor storage or sales, accessory to a principal use;
7. Temporary commercial uses and events;
8. Telecommunication facility, minor/small

Conditional Uses,

A. The following conditional uses are allowed in the CR district upon the granting of a conditional use permit, approved by Planning Commission:

1. Accessory uses and structures to a conditional use;
2. Agricultural uses, not including livestock;
3. Amusement arcades where abutting a residential district;
4. Commercial uses designated as a conditional use by an applicable policy plan or specific plan;
5. Golf courses;
6. Outdoor commercial recreation;
7. Parks and playgrounds;
8. Public utility and public service buildings and structures;
9. Telecommunication facility, major/large,