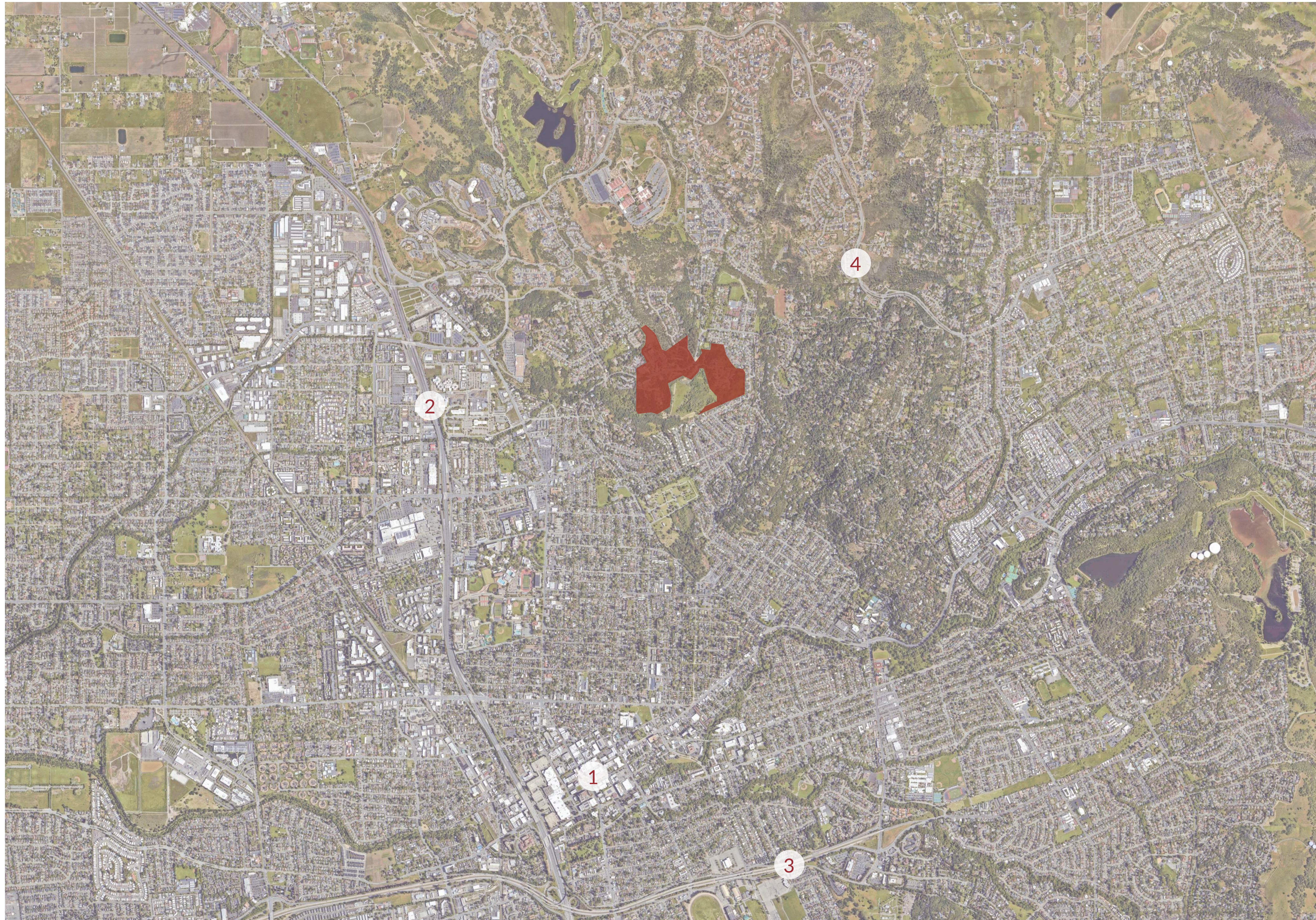


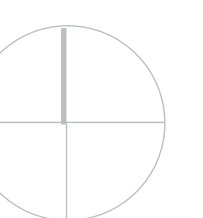


**T H E W O O D L A N D S**  
S A N T A R O S A | C A L I F O R N I A



**LEGEND**

- 1. DOWNTOWN SANTA ROSA
- 2. HIGHWAY 101
- 3. HIGHWAY 12
- 4. FOUNTAINGROVE PARKWAY



# EXISTING SITE

## SITE INFORMATION

SITE AREA 71.2 AC (GROSS)



## LEGEND

- 1. CEMETERY TO REMAIN
- 2. PAC BUILDING TO REMAIN
- 3. EXISTING BUILDINGS TO BE DEMOLISHED
- 4. PUBLIC HEALTH LAB ON LEASE
- 5. MORGUE ON LEASE
- 6. PAULIN CREEK RESERVOIR

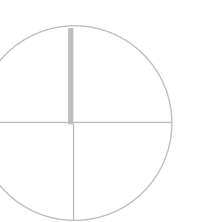


EXISTING SITE

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2023.08.22  
2021200

0 80 160 320



# LAND USE

## SITE INFORMATION

SITE AREA 71.1 AC (GROSS)

### NEIGHBORHOOD A

SITE AREA 20.2 AC (GROSS)

LAND USE MEDIUM LOW DEN. PROPOSED

### NEIGHBORHOOD B

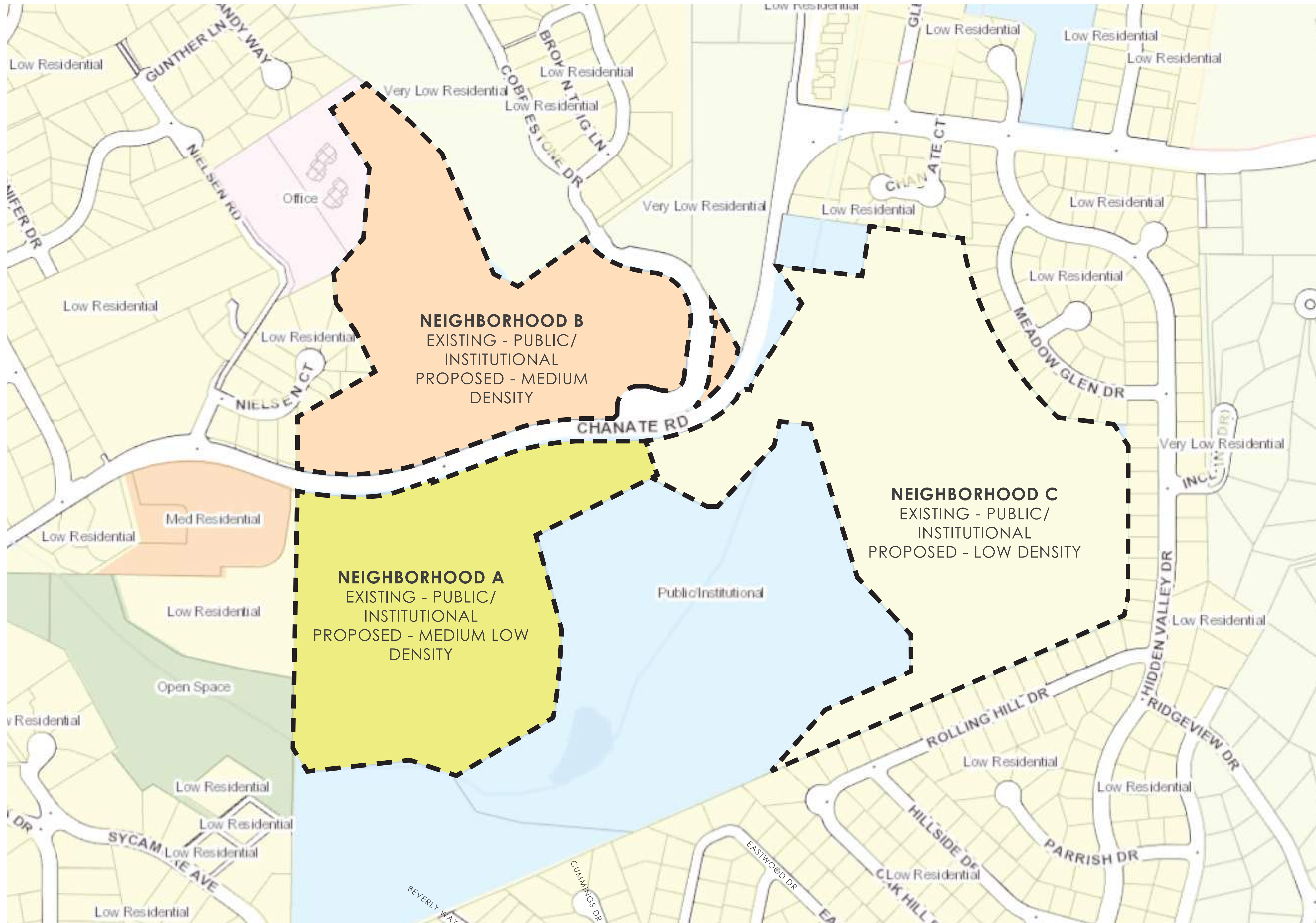
SITE AREA 20.9 AC (GROSS)

LAND USE MEDIUM DENSITY PROPOSED

### NEIGHBORHOOD C

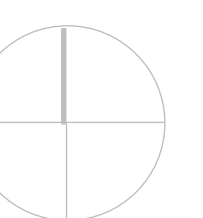
SITE AREA 30 AC (GROSS)

LAND USE LOW DENSITY PROPOSED



## LEGEND

- VERY LOW DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM LOW DENSITY RES.
- MEDIUM DENSITY RES.
- OFFICE
- PUBLIC/INSTITUTIONAL
- OPEN SPACE



# ZONING

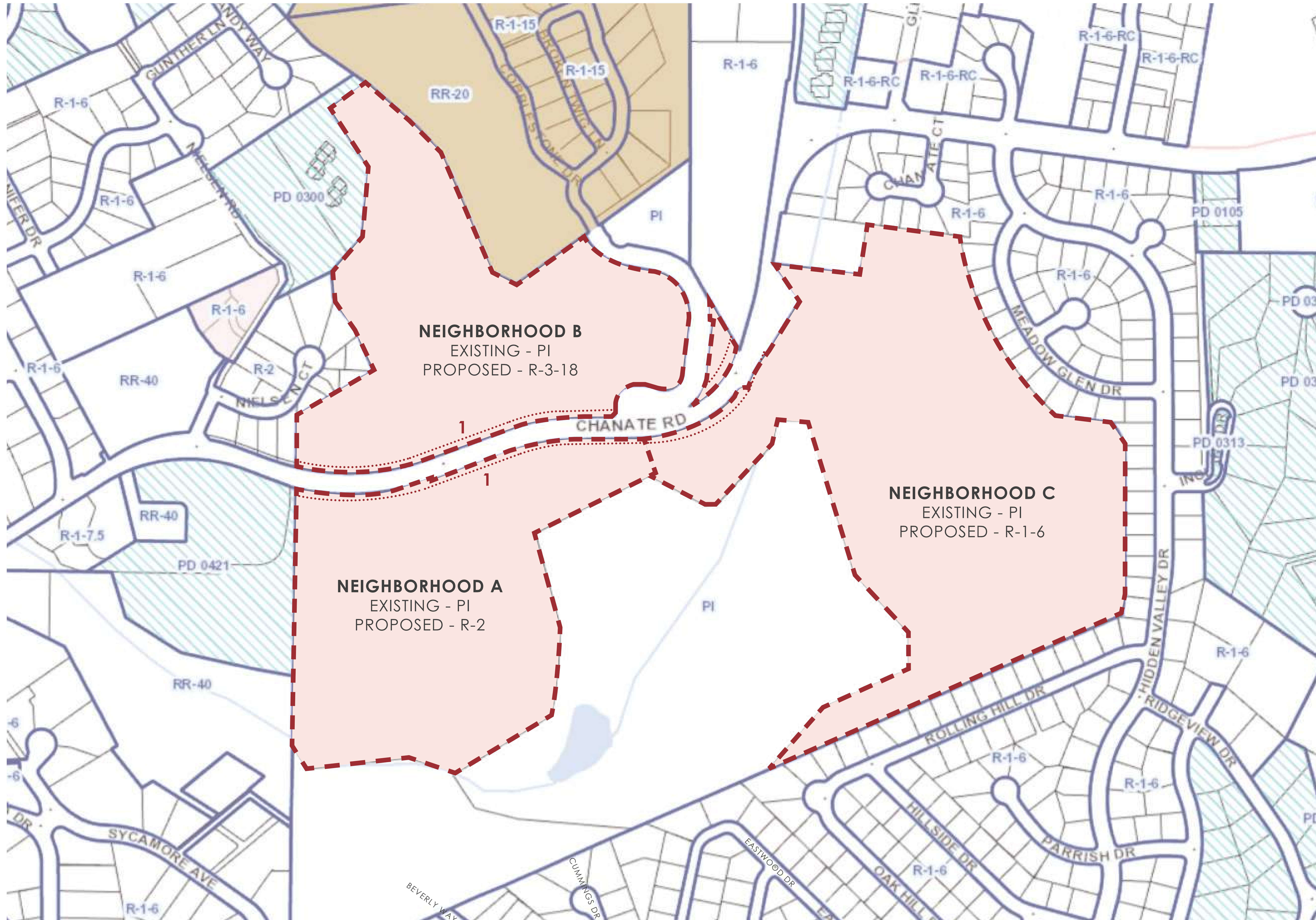
## SITE INFORMATION

SITE AREA 71.1 AC (GROSS)

**NEIGHBORHOOD A**  
SITE AREA 20.2 AC (GROSS)  
ZONING R-2 PROPOSED

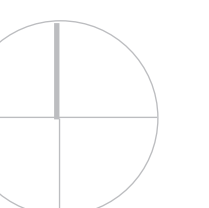
**NEIGHBORHOOD B**  
SITE AREA 20.9 AC (GROSS)  
ZONING R-3-18 PROPOSED

**NEIGHBORHOOD C**  
SITE AREA 30 AC (GROSS)  
ZONING R-1-6 PROPOSED



## LEGEND

- 1. -SR COMBINING DISTRICT PROPOSED 35' FROM EDGE OF PAVEMENT SCENIC ROUTE EASEMENT ALONG CHANTE ROAD



# CONCEPT MASTERPLAN



## SITE INFORMATION

SITE AREA 71.1 AC (GROSS)

### NEIGHBORHOOD A

SITE AREA 20.2 AC (GROSS)

CONCEPTUAL USE APARTMENTS & TOWNHOMES

UNIT RANGE ALLOWED BY ZONING 161 - 262 UNITS

### NEIGHBORHOOD B

SITE AREA 20.9 AC (GROSS)

CONCEPTUAL USE APARTMENTS & SINGLE-FAMILY

UNIT RANGE ALLOWED BY ZONING 167 - 376 UNITS

### NEIGHBORHOOD C

SITE AREA 30 AC (GROSS)

CONCEPTUAL USE SINGLE-FAMILY & TOWNHOMES

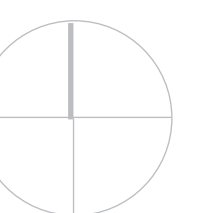
UNIT RANGE ALLOWED BY ZONING 60 - 240 UNITS

## LEGEND

- SINGLE FAMILY
- TOWNHOMES
- APARTMENTS

- 1.** NATURE PRESERVE AND/OR OPEN SPACE PARK AREA
- 2.** STORM WATER DETENTION BASIN
- 3.** PAC BUILDING TO REMAIN
- 4.** CEMETERY TO REMAIN
- 5.** PUBLIC HEALTH LAB TO REMAIN
- 6.** MORGUE TO REMAIN

NOTE: THIS CONCEPT MASTERPLAN IS FOR REFERENCE ONLY AND IS NOT PART OF A DESIGN REVIEW APPLICATION. DENSITY BONUSES ALLOWED BY THE STATE MAY BE REQUESTED FOR B IN THIS CONCEPT.



# NEIGHBORHOOD A

## LOCAL MEDIUM LOW DENSITY AREAS

LAND USE DISTRICT

**MEDIUM LOW DENSITY**

ZONING DISTRICT

**R-2**

ALLOWABLE DENSITY

**8-13 UNITS/ACRE**

NOTE: THESE IMAGES OF LOCAL NEIGHBORHOODS REPRESENT DENSITY RANGES THAT MAY BE ALLOWED BY THE ZONING AND LAND USE. IMAGES ARE FOR REFERENCE ONLY AND IS NOT PART OF A DESIGN REVIEW APPLICATION



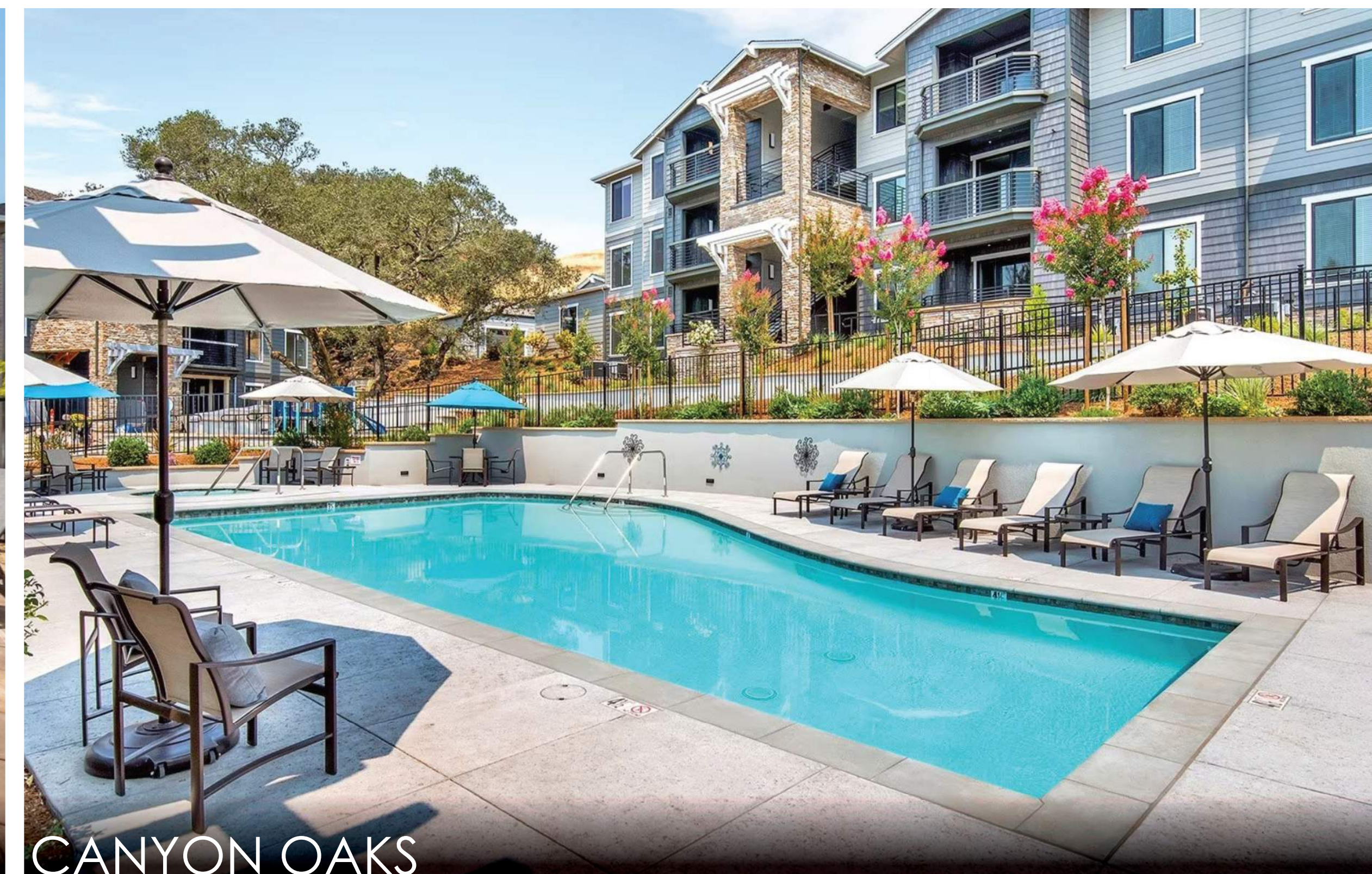
ROUND BARN



SENDERO TOWNHOMES



THE MEADOWS AT FOUNTAINGROVE



CANYON OAKS



DENSITY RANGE EXHIBIT

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# NEIGHBORHOOD **B**

## LOCAL MEDIUM DENSITY AREAS

LAND USE DISTRICT

**MEDIUM DENSITY**

ZONING DISTRICT

**R-3-18**

ALLOWABLE DENSITY

**8-18 UNITS/ACRE**

NOTE: THESE IMAGES OF LOCAL NEIGHBORHOODS REPRESENT DENSITY RANGES THAT MAY BE ALLOWED BY THE ZONING AND LAND USE. IMAGES ARE FOR REFERENCE ONLY AND IS NOT PART OF A DESIGN REVIEW APPLICATION



ANNADEL



THE OVERLOOK AT FOUNTAINGROVE



SONOMA RIDGE AT BENNETT VALLEY



THE BOULDERS AT FOUNTAINGROVE



DENSITY RANGE EXHIBIT

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# NEIGHBORHOOD C

## LOCAL LOW DENSITY AREAS

LAND USE DISTRICT

**LOW DENSITY**

ZONING DISTRICT

**R-1-6**

ALLOWABLE DENSITY

**2-8 UNITS/ACRE**

NOTE: THESE IMAGES OF LOCAL NEIGHBORHOODS REPRESENT DENSITY RANGES THAT MAY BE ALLOWED BY THE ZONING AND LAND USE. IMAGES ARE FOR REFERENCE ONLY AND IS NOT PART OF A DESIGN REVIEW APPLICATION



DENSITY RANGE EXHIBIT

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