



# PLANNED UNIT RESIDENTIAL DEVELOPMENT GUIDELINES

For Murray Ranch



# Planned Unit Residential Development Guidelines

For

## Murray Ranch

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### Client:

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### Project Location:

2560 Hall Avenue & 2530 E. Section Avenue  
Stockton, CA 95205  
APNs: 173-030-11 & 173-040-75

### Study Prepared by:



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## **Murray Ranch**

### A Planned Unit Residential Development

#### **Project Summary**

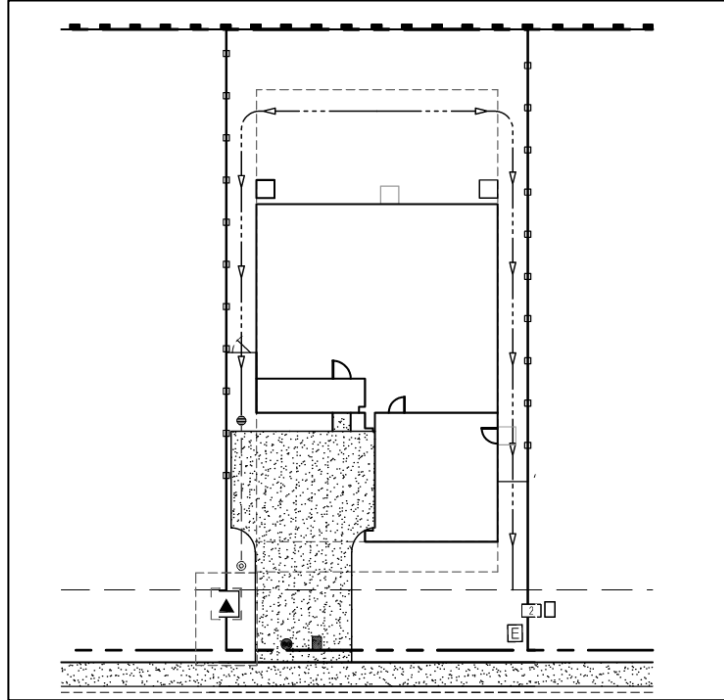
The Murray Ranch (Project) Planned Unit Residential Development (PURD) is located in the southeast part of the City of Stockton (City) Metropolitan Area, within a county pocket in the unincorporated area of San Joaquin County. As a Planned Unit Development, it will be compliant with SMC 16.144. The Project is generally bounded by City limits on all sides and is within the City's Sphere of Influence (as defined in the Envision Stockton 2040 General Plan) and Urban Services Boundary. The Project will provide 217 dwelling units in an area bounded by East Charter Way, the Union Pacific Railroad, and Mariposa Road.

The Project will consist of low-density single-family homes and will include 2.65 acres of park space. The design of park space labelled as 'Lot A' on Exhibit A is designed to showcase existing mature trees and to also provide the potential for greenspace continuity by way of a future park expansion located adjacent to this project (future park is not a part of this project).

The Project will be developed at a density of 5.8 units per acre with lots generally ranging in size from 3,600 to 4,750 square feet. The three lot size types include a Lot Type A (nominally 50'x95'), Lot Type B (nominally 50'x90'), and Lot Type C (nominally 45'x80'). There will be ninety (90) A lots, forty-nine (49) B lots, and seventy-eight (78) C lots, totaling 217 lots. The development standards for the lot types are described below and also detailed in Exhibits B, C, D, E, and F.

A Planned Unit Residential Development has been requested for this project to allow for flexibility in creating a unique and high quality development. With that, the project does deviate from certain City standards for lot size, lot width, front and side setback requirements, and lot coverage. All other development standards will remain the same as the LDR development standards noted in the City of Stockton Municipal Code. For the A lots, the front-facing garage setback is reduced from 20 feet to 18 feet, the living area/front porch setback is reduced from 20 feet to 12 feet, and the side-facing garage setback is reduced from 20 to 12 feet (Refer to Figure 1 below for clarification about a side-facing garage). Refer to Exhibits B and C for a table describing these setbacks, as well as an exhibit showing the typical lot layout for an A lot. The lot coverage for A lots will increase from 50% to 60% and does not include paved area for vehicles.

The B lots and the C lots share the same development standards and deviate slightly from the development standards for the A lots, noted above. The front facing garage setback is reduced from 20 feet to 18 feet, the side-facing garage setback is reduced from 20 feet to 12 feet, the livable area/front porch setback is reduced from 20 feet to 10 feet, and the interior side setback is reduced from 5 feet to 4 feet. Refer to Exhibits D, E, and F for a table describing these setbacks, as well as exhibits showing the typical lot layouts for the B and C lots, respectively. The lot coverage for the B and C lots will increase from 50% to 65% (this does not include paving area for vehicles).






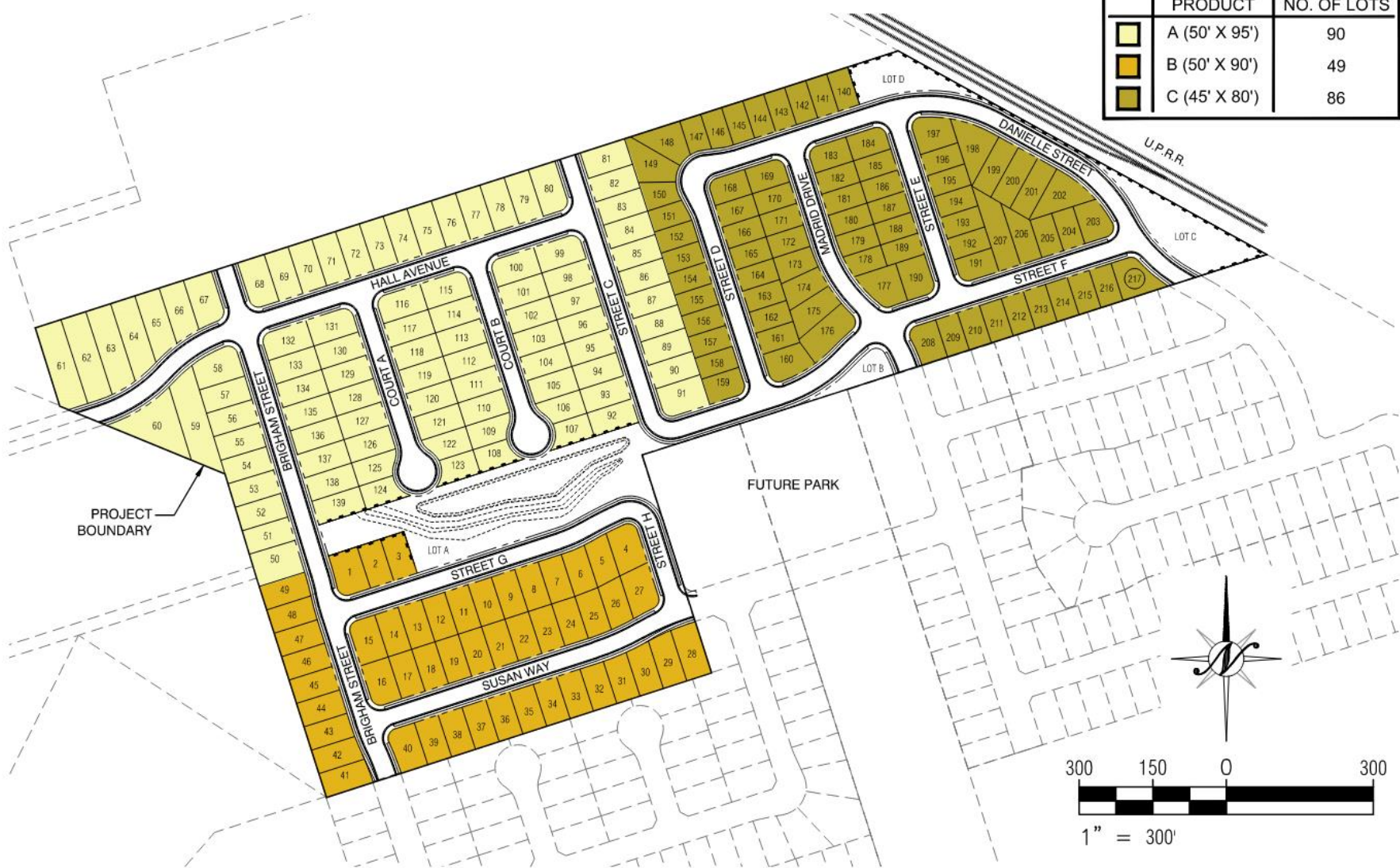
**Figure 1: Side-Facing Garage:**

A side-facing garage is still placed along the front property line, but the garage door does not face the front property line. It instead faces the side property line, so a vehicle has to make a turn into the garage from the front property line.

# Exhibit A: Murray Ranch PURD Layout

## LEGEND

	PRODUCT	NO. OF LOTS
	A (50' X 95')	90
	B (50' X 90')	49
	C (45' X 80')	86

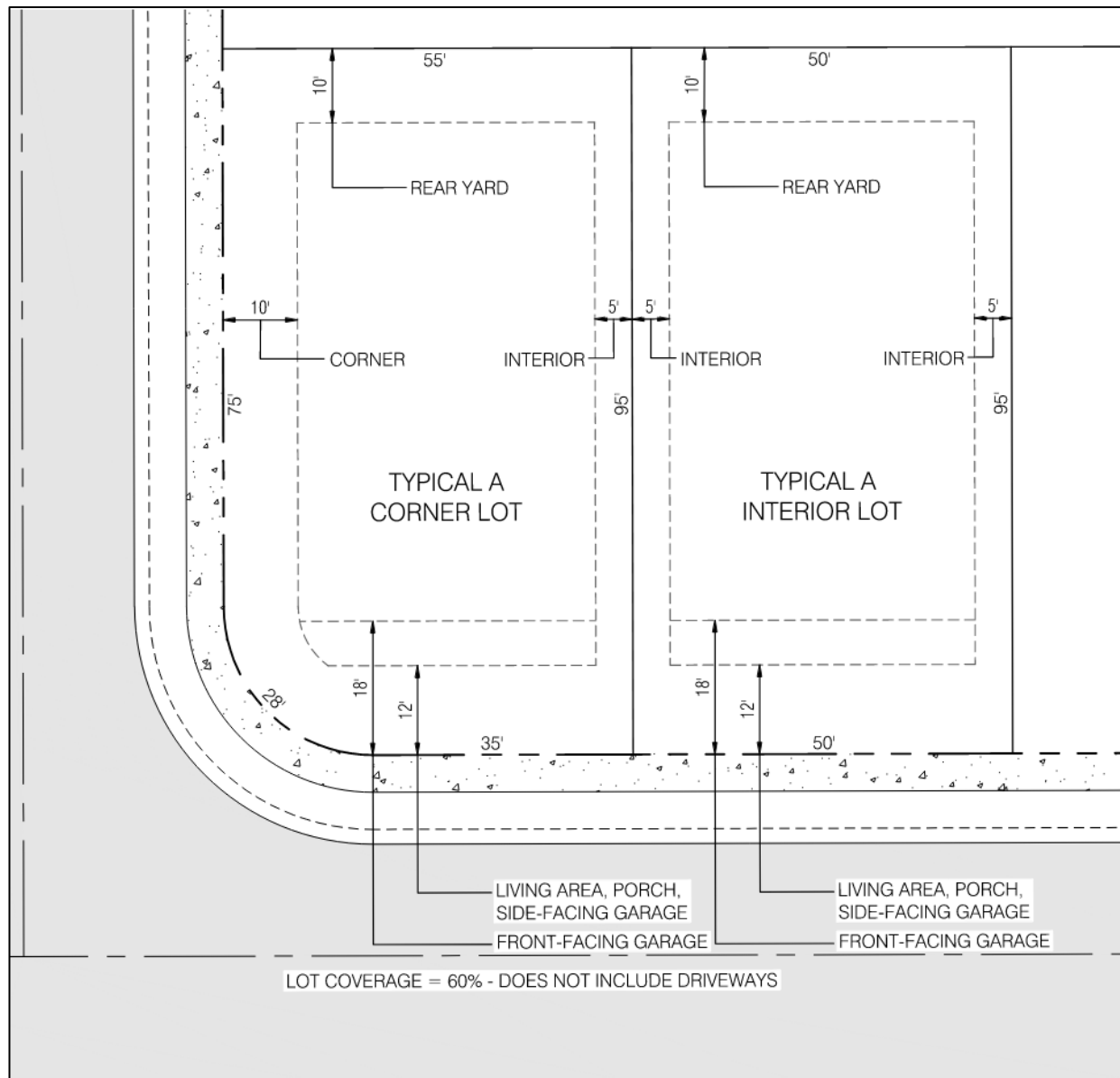


## Exhibit B: Proposed PURD Residential Development Standards for A Lots

PURD – Proposed Development Standards for A Lots				
(Refer to Exhibit A for locations)				
<i>*Numbers in parentheses denote City Standards</i>				
Minimum Lot Size				
Area	4,750 sf (5,000 sf)			
Width	50 feet (50 feet)			
Minimum Setbacks				
	Front Yard	Side Street	Interior	Rear
Livable Area	12' (20')	10' (10')	5' (5')	10' (10')
Front Porch/Patio	12' (20')	10' (10')	5' (5')	10' (10')
Garage (front-facing/side-facing)	18'/12' (20')	10' (10')	5' (5')	10' (10')
Accessory Bldg.	Not allowed	10' (10')	3' (3')	3' (3')
Lot Coverage				
Lot Coverage	60% - Coverage does not include driveways (50%)			
Maximum Building Heights				
Living Area	35' (35')			
Garage	15' (15')			
Accessory Bldg.	15' (15')			

\*Numbers in parentheses denote City Standards

## Exhibit C: Development Standards Setback Exhibit for A Lots



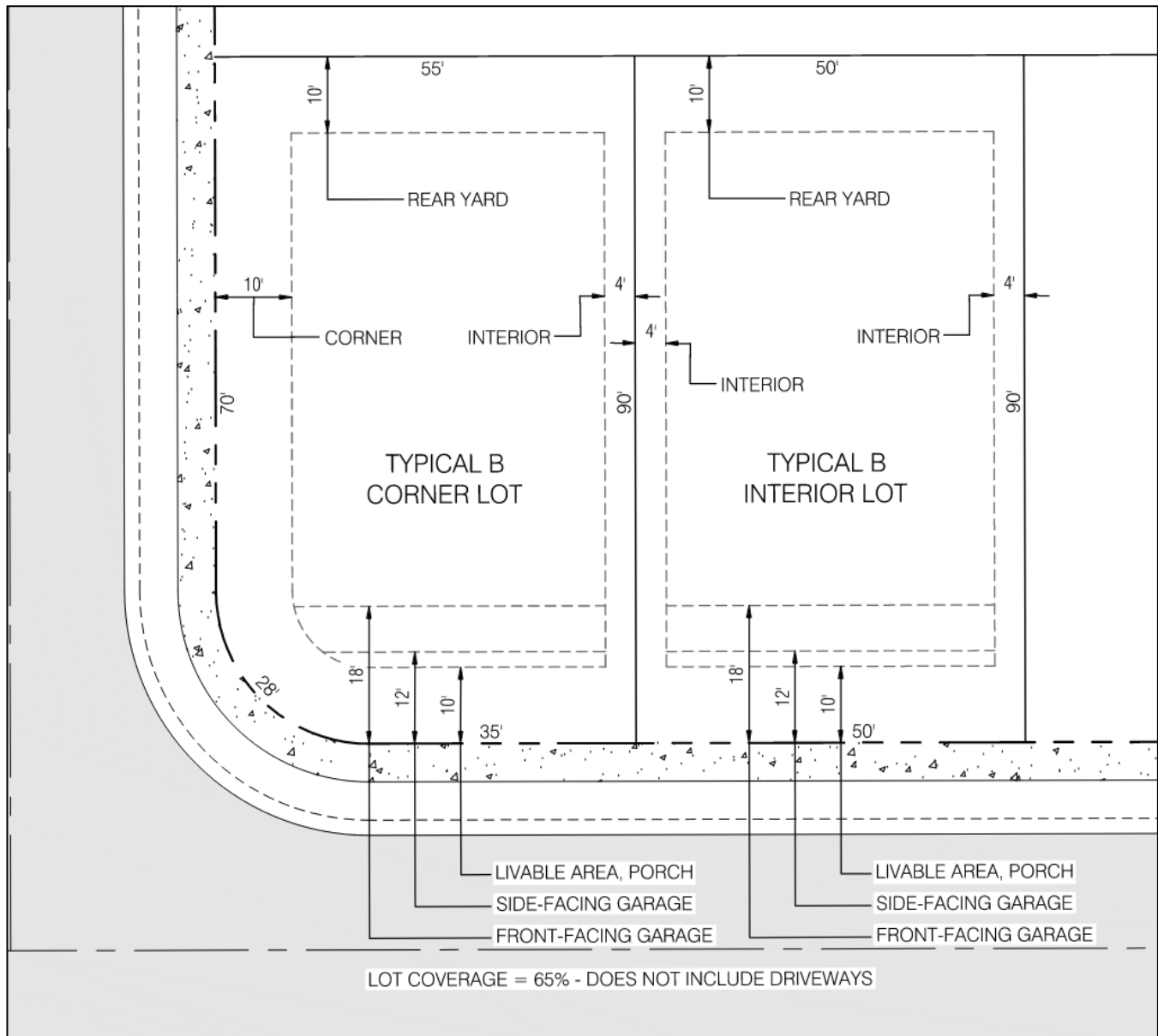
## Exhibit D: Proposed PURD Development Standards for B and C Lots

PURD – Proposed Development Standards for B and C Lots (Refer to Exhibit A for locations)				
<i>*Numbers in parentheses denote City Standards</i>				
Minimum Lot Size				
Area		3,600 sf (5,000 sf)		
Width		45 ft. (50 ft.)		
Setbacks				
	Front Yard	Side Street	Interior	Rear
Living Area	10' (20')	10' (10')	4' (5')	10' (10')
Porch/Patio	10' (20')	10' (10')	4' (5')	10' (10')
Garage (front-facing/side-facing)	18' / 12' (20')	10' (10')	4' (5')	10' (10')
Accessory Bldg.	Not allowed	10' (10')	3' (3')	3' (3')
Lot Coverage				
Lot Coverage	65% - Coverage does not include driveways (50%)			
Building Heights				
Living Area	35' (35')			
Garage	15' (15')			
Accessory Bldg.	15' (15')			

\*Numbers in parentheses denote City Standards



## Exhibit E: Development Standards Setback Exhibit for B Lots



## Exhibit F: Development Standards Setback Exhibit for C Lots

