
APPENDIX E

WILLOWGROVE

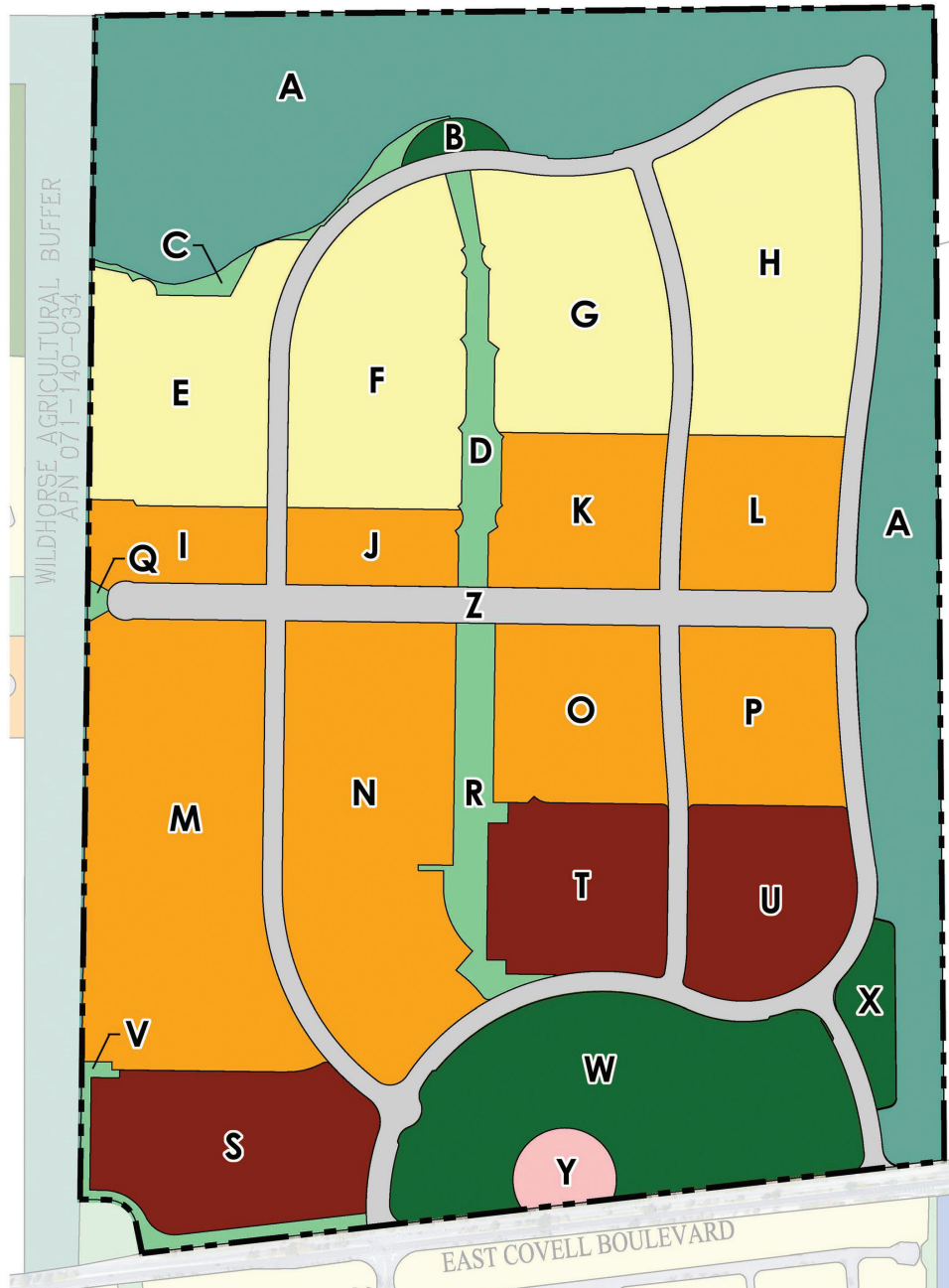
**FINAL PLANNED
DEVELOPMENT**
(Draft)



OCTOBER 2025

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1 OVERVIEW



- Residential Low Density
- Residential Medium Density
- Residential High Density
- Park/Recreation
- Neighborhood Retail
- Neighborhood Greenbelt
- Urban Agriculture Transition Area
- Major Streets

Sub Area	PD Designation	Gross Acres*
E, F, G, H	Residential Low Density	44.8
I, J, K, L, M, N, O, P	Residential Medium Density	65.9
S, T, U	Residential High Density	23.8
B, W, X	Park/ Recreation	19.2
Y	Neighborhood Retail	1.5
C, D, Q, R, V	Neighborhood Greenbelt	8.7
A	Urban Agriculture Transition Area	44.3
Z	Major Streets	24.2
Total		232.4

* Note: PD acreages are gross and include internal streets, which should be removed for the purposes of residential area and density calculations.

Table 1-1: Planned Development Sub Areas Table

Figure 1-1: Planned Development Sub Areas Map *Figure not OCR compatible.

Figure 1-2: Final Planned Development Map

RESIDENTIAL PRODUCT TYPES	LDR 1 60' x 110'	LDR 2 70' x 110'	MDR 1 50' x 100'	MDR 2 50' x 100' (Alley)	MDR 3 45' x 95'	MDR 4 50' x 65' (Alley)	MDR 5 40' x 80'	HDR 1 Affordable	HDR 2 Condominiums
PARCELS (1)	12,13	15,16	17,18,23,24	10,11,19,20	6,7	8,9,21,22	4,5	3	25,26
PLANNED DEVELOPMENT SUB AREAS	E, F	G, H	K, L, O, P	I, J, K, L	M, N	M, N, O, P	M, N	S	T, U
GENERAL PLAN DESIGNATION	LDR	LDR	MDR	MDR	MDR	MDR	MDR	HDR	HDR
DETACHED/ATTACHED	Detached	Detached	Detached	Detached	Detached	Detached	Detached	Attached	Attached
AVERAGE LOT DIMENSIONS									
INTERIOR LOT AREA	6600 sf	7700 sf	5000 sf	5000 sf	4275 sf	3250 sf	3200 sf	N/A	N/A
CORNER LOT AREA	7700 sf	8800 sf	6000 sf	6000 sf	5225 sf	3900 sf	4000 sf		
INTERIOR LOT WIDTH	60'	70'	50'	50'	45'	50'	40'		
CORNER LOT WIDTH	70'	80'	60'	60'	55'	60'	50'		
LOT DEPTH	110'	110'	100'	100'	95'	65'	80'		
BUILDING SETBACKS (FT, MIN)									
FRONT									
LIVING SPACE	15'	15'	15'	15'	15'	10'	15'	N/A ⁽³⁾	N/A ⁽³⁾
COURTYARD/PORCH	10'	10'	10'	10'	10'	10'	10'		
GARAGE (FRONT)	20'	20'	20'	20'	20'	18'	20'		
SIDE									
INTERIOR	5'	5'	5'	5'	5'	3'	5'		
CORNER	10'	10'	10'	10'	10'	10'	10'		
REAR	10'	10'	10'	10'	10'	10'	10'		
MAXIMUM LOT COVERAGE	None	None	None	None	None	None	None	None	None
MAXIMUM BUILDING HEIGHT	30'	30'	30'	30'	30'	30'	30'	50'	40'
MAXIMUM STORIES	2	2	2	2	2	2	2	4	3
GARAGE									
TYPE (Attached or Detached)	Both	Both	Both	Both	Both	Both	Both	Attached	Attached
ORIENTATION	Street	Street	Street	Alley	Street	Alley	Street	Private Drive	Private Drive

Table 1-2: Final Planned Residential Development Table

NOTES:

- (1) Per the Large Lot Tentative Map.
- (2) All off-street parking areas and garages shall be located and accessed internally via Alley or Private Drive.
- (3) Setbacks will conform with the City of Davis Building Code. Setbacks to be determined at staff level design review.

NOTE: All product types will undergo staff level design review and approval.