

ORDINANCE NO. 711

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING A REZONING
FROM R1-12.5 TO PLANNED DEVELOPMENT RESIDENTIAL
2.5 DWELLING UNITS PER ACRE (PD-2.5)
AND ADOPTING A GENERAL DEVELOPMENT PLAN
(CROFTWOOD UNIT #2: Z-93-02, PDG-93-01)

The City Council of the City of Rocklin does ordain as follows: The City Council of the City of Rocklin does ordain as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. A negative declaration of environmental impacts for this project has been certified.

B. The proposed zoning and general development plan are consistent with the City of Rocklin's General Plan land use element which designates the site as low density residential

C. The proposed zoning and general development plan are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The area is physically suited to the uses authorized in the proposed zone and general development plan.

E. The proposed zoning and general development plan are compatible with the land use/uses existing and permitted on the properties in the vicinity.

F. The land use/uses, and their density and intensity, allowed in the proposed zone and general development plan are not likely to create serious health problems or create nuisances on properties in the vicinity.

G. City has considered the effect of the proposed zoning and general development plan on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

Section 2. The City Council of the City of Rocklin hereby approves the rezoning of the properties located east of Secret Ravine Creek, west of Barton Road, and north of Croftwood Subdivision Unit #1, as shown on Exhibit A, attached hereto and incorporated by reference herein, from R1-12.5 to Planned Development Residential, 2.5 dwelling units per acre (PD-2.5) and adoption of the general development plan in the form attached hereto as Exhibit B and incorporated by reference herein.

Section 3. Within fifteen days of passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Councilmembers voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within fifteen days, shall cause a summary of the ordinance, prepared by the City Attorney and

with the names of the City Councilmembers voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the City Councilmembers voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36993 (c) (1) are met.

PASSED AND ADOPTED this 14th day of February, 1994, by the following roll call vote:

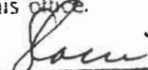
AYES:	Councilmembers:	Dominguez, Magnuson, Yorde, Huson, Lund
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None


MAYOR

ATTEST:


CITY CLERK

The foregoing instrument is a correct copy of the original document on file in this office.

Attest: 
City Clerk, City of Rocklin

First Reading: 1-24-95
Second Reading: 2-14-95
Effective Date: 3-14-95

SGA:lls2
e:/clerk/ord/z9302b

EXHIBIT A

**REZONING FROM SINGLE FAMILY RESIDENTIAL,
12.5 ACRE MINIMUM LOT SIZE (R1-12.5)
TO PLANNED DEVELOPMENT RESIDENTIAL,
2.5 DWELLING UNITS PER ACRE (PD-2.5
Croftwood Unit #2: Z-93-02**

The property consists of 25.5 acres located at 4588 Barton Road, Rocklin, which can be generally described as being north of Croft Lane, south of Gold Trail Way, east of Barton Road, and west of Secret Ravine Creek, as shown on the attached Exhibit Map. (APN-045-053-015).

Exhibit A documents for Z-93-02 are on file in the City Clerk's office and Planning Department File #Z-93-02.

EXHIBIT B

GENERAL DEVELOPMENT PLAN

(Croftwood Unit #2: PDG-93-01)

1. The site plan for this general development plan is contained in Exhibit A (SD-93-04), and Exhibit A (Z-93-02).

2. The land use shall be a single family residential subdivision, with an open space corridor along the creek , and a landscape buffer along Barton Road.

3. Circulation Plan:

A. All proposed circulation systems shall indicate two points of access, each through Croftwood Unit #1, originating at Sierra College Boulevard, through Croftwood Unit #1 to the subject property, and extending north to be stubbed at the project boundary connecting with Parcel APN-045-061-018.

B. All proposed streets shall be an extension of the private streets of the gated community of Croftwood Unit #1.

C. A 20 foot emergency access to Barton Road shall be constructed with the emergency vehicle accessibility standards to the satisfaction of the Fire Chief and the Chief of Police.

4. There are no public uses within this General Development Plan.

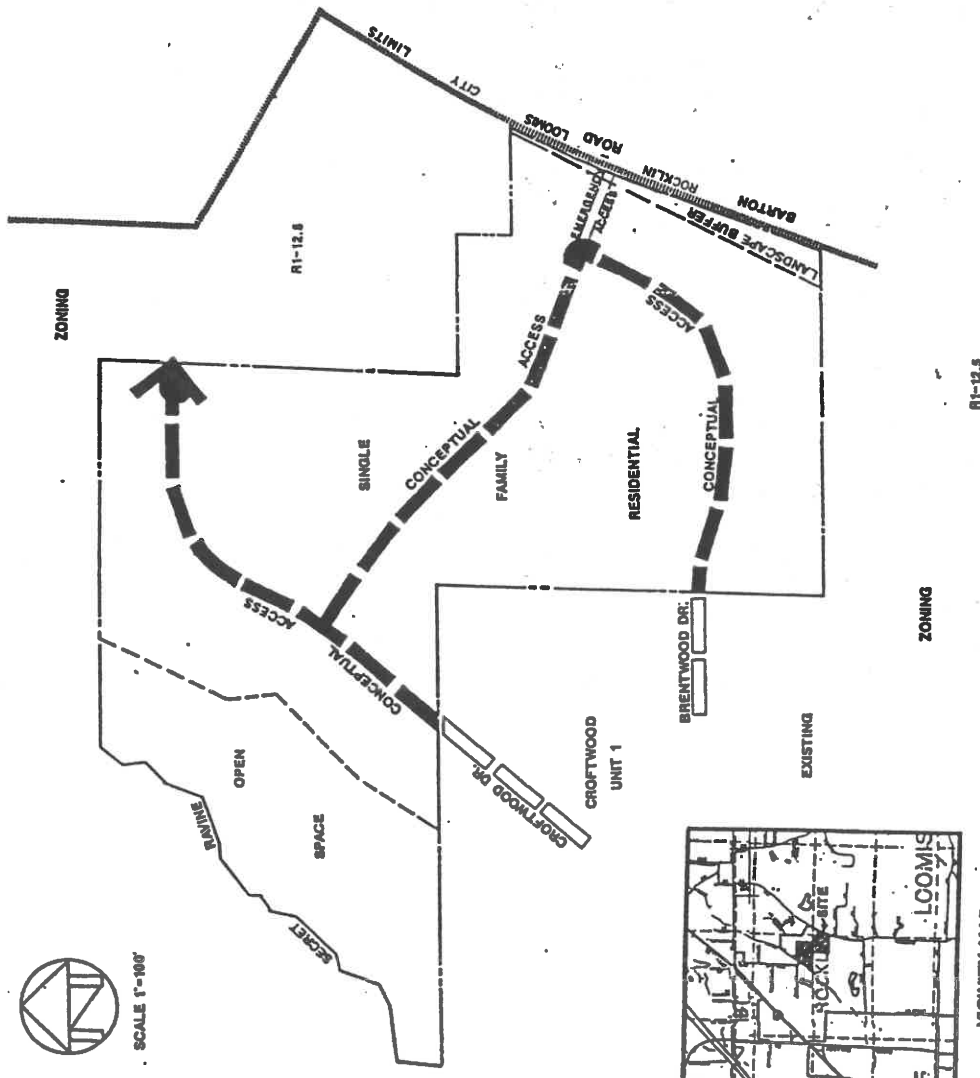
5. Structures:

A. The structures shall be detached single family residential structures built to the development standards of the R1-7.5 zone (Chapter 17.14 of the Rocklin Municipal Code).

B. The maximum building height for primary residences shall be thirty feet, and for accessory structures, fourteen feet, as required by Section 17.14.030 of the Rocklin Municipal Code.

6. The intensity of land uses on the property shall not exceed 2.5 dwelling units per acre (RD-2.5).

KHB:lls2
E/clerk/ord/Z9302B



NOTES
 EXISTING ZONING: R1-12.5
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 OVERALL DENSITY: 2.38 UNITS PER ACRE
 PROPOSED ZONING: PD-2.56 DWELLING UNITS PER ACRE

LAND USE SUMMARY

RESIDENTIAL	17.33 AC
STREETS PRIVATE	2.86 AC
OPEN SPACE	4.45 AC
LANDSCAPE BUFFER	0.57 AC
TOTAL SITE	25.21 AC

CROFTWOOD UNIT 2

REZONING - GENERAL DEVELOPMENT PLAN

DECEMBER, 1993
 SHEET 5 OF 5

EXHIBIT A
 Croftwood #2
 Z-93-02, PDG-93-01