

ORDINANCE NO. 714

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING A REZONING
FROM R1-6 (Single Family Residential: 6 dwelling units per acre)
TO PLANNED DEVELOPMENT-RESIDENTIAL
(at a residential density of seven dwelling units per acre)
AND ADOPTING A GENERAL DEVELOPMENT PLAN
(Oak Street and Grove Street)
(Oak Court Subdivision, Z-94-05, PD(G) 95-01)

AND ADOPTING A GENERAL DEVELOPMENT PLAN

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 recommended to be 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 Medium 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 recommends approval of the rezoning of the properties located east of the intersection of Grove Street and Oak Street as shown on Exhibit A, attached hereto and incorporated by reference herein, from

R1-6 (single family residential, 6,000 square feet minimum lot sizes) to Planned Development Residential, 7 dwelling units per acre and adoption of the general development plan in the form attached hereto as Exhibit B and incorporated by reference herein.

Section 3. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members 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 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members 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 full text of the ordinance, along with the names of those City Council members 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 13th day June, 1995, by the following roll call vote:

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



Mayor


ATTEST:



City Clerk

First Reading : 5-23-95
Second Reading: 6-13-95
Effective Date: 7-13-95

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

Attest: 

City Clerk, City of Rocklin

KHB/gbl
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EXHIBIT A

**REZONING FROM R1-6 TO PD-7 (PLANNED DEVELOPMENT RESIDENTIAL
7 DWELLING UNITS PER ACRE**

(OAK COURT: Z-94-05

(1.8 Acres located east of the intersection of Grove Street and Oak Street, Rocklin)

EXHIBIT B

GENERAL DEVELOPMENT PLAN (OAK COURT PD-G-95-01)

See RMC §17.60.070 for required contents of general development plan, including:

1. *Location;*
1.8 Acres located east of the intersection of Grove Street and Oak Street, in Rocklin.
2. *Proposed land uses;*
Single family residential development at a density of 7 dwelling units per acre.
3. *Proposed circulation system;*
Oak Court off of Grove Street in Rocklin.
4. *Public uses:*
None.
5. *Use and general description of each different type of structure;*
Single family residential structures with two-car garages.
6. *Written explanation of nature of proposed development and deviations from regulations;*
The proposed single family subdivision is not intended to deviate from the requirements of single family residential development as expressed in the Rocklin Municipal Code, Chapter 17 (the zoning ordinance) with the exception of setbacks which are included in the specific plan use permit..
7. *Proposed sequence and schedule of development.*
The subdivision is intended to record in one phase and develop accordingly.