

file
PDG-94-05

ORDINANCE NO. 741

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING A REZONING
FROM SINGLE FAMILY RESIDENTIAL (R1-6)
TO PLANNED DEVELOPMENT RESIDENTIAL-
SIX (6) DWELLING UNITS PER ACRE (PD-6)
AND ADOPTING A GENERAL DEVELOPMENT PLAN
(Southeast corner of 2nd Street and C Street)
(Oakrock Estates / Z-94-04, PDG-94-05)

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 mitigated 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 medium density residential (MDR / 4-8 Dwelling Units per Acre).

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 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 southeast of the intersection of Second Street and "C" Street, as shown on Exhibit A, attached hereto and incorporated by reference herein, from Single Family Residential (R1-6) to Planned Development Residential, Six (6) Dwelling Units Per

Acre (PD-6) 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.

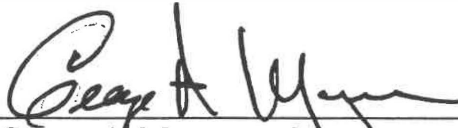
PASSED AND ADOPTED this 23rd day July, 1996, by the following roll call vote:

AYES: Councilmembers: Lund, Dominguez, Magnuson

NOES: Councilmembers: Huson, Yorde

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None



George A. Magnuson, Mayor

ATTEST:



City Clerk

First Reading : 7-9-96

Second Reading: 7-23-96

Effective Date: 8-23-96

KHB/gbl

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

Attest: 

City Clerk, City of Rocklin

EXHIBIT A

**REZONING FROM SINGLE FAMILY RESIDENTIAL (R1-6) TO
PLANNED DEVELOPMENT RESIDENTIAL:
6 DWELLING UNITS PER ACRE (PD-6)**

(Oakrock Subdivision: Z-94-04)

**(2.4 acres southeast of the intersection of Second Street and "C" Street:
APN-010-210-019)**

See copy of map available in City Clerk's office and Planning Department

EXHIBIT B

GENERAL DEVELOPMENT PLAN

(Oakrock Subdivision: PDG-94-05)

1. The GENERAL DEVELOPMENT PLAN land use designation shall be RD-6, (6 lots per acre).
2. Permitted and conditional uses shall be the same as those listed in the Rocklin Municipal Code for the R1-6 Zone.
3. Minimum Lot Area shall be 6000 square feet.
4. Lots shall have a minimum lot width of 50 feet.
5. The maximum lot coverage shall not exceed forty (40) percent of the lot area.

ZONING EXHIBIT FOR OAKROCK ESTATES

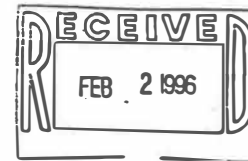
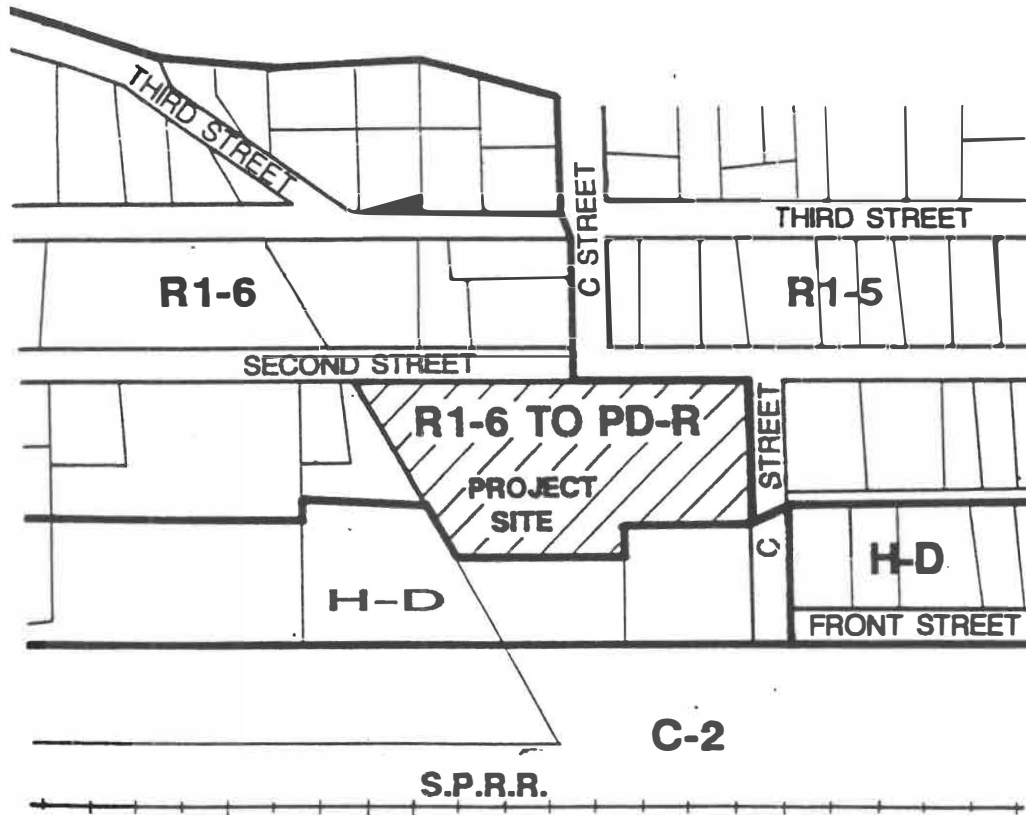


EXHIBIT A
2-94-04
 FILE NO. PDG-94-05

B BURRELL
 ENGINEERING
 GROUP, INC.

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