



DEVELOPMENT SERVICES DEPT
PLANNING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-808-5381
FAX 916-808-5328

June 10, 2005

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: NATOMAS FIELD (P04-236)

LOCATION AND COUNCIL DISTRICT:

Southeast of the intersection of Arena Boulevard and East Commerce Way, APN: 225-0150-014, -018, -025, -027, -028, -030, -032, and -036. District 1.

RECOMMENDATION:

This report recommends the item be passed for publication of title and continued to July 26, 2005.

CONTACT PERSON: Arwen Wacht, Associate Planner, 808-1964
David Kwong, Interim Principal Planner, 808-2691

FOR COUNCIL MEETING OF: June 28, 2005

SUMMARY:


This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

BACKGROUND INFORMATION:

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item


to the paper for publication and advertising the meeting date.

Respectfully submitted,



Gary Stonehouse
Planning Director

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Table of Contents

1. Development Agreement Ordinance
2. Rezone Ordinance

Pgs. 3-5

Pgs. 6-8

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE RELATING TO THE APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND BEAZER HOMES HOLDINGS CORP., A DELAWARE CORPORATION, FOR PROPERTY LOCATED SOUTHEAST OF THE INTERSECTION OF ARENA BOULEVARD AND EAST COMMERCE WAY, IN NORTH NATOMAS, SACRAMENTO, CA.

(APNs: 225-0150-014, -018, -025, -027, -028, -030, -032, AND -036)
(P04-236)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

This Ordinance incorporates, and by this reference makes part hereof, that certain Development Agreement, by and between the City of Sacramento and Beazer Homes Holdings Corp., A Delaware Corporation, a copy of which is attached hereto.

SECTION 2

The City Council finds:

1. The agreement is consistent with the City's general plan and the goals, policies, standards and objectives of any applicable specific or community plan;
2. The project should be encouraged to meet important economic, social, environmental and/or planning goals of any applicable specific or community plan;

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

3. The project would be unlikely to proceed in the manner proposed in the absence of a development agreement;
4. The landowner will incur substantial costs in order to provide public improvements, facilities or services from which the general public will benefit;
5. The landowner will participate in all programs established and/or required under the general plan or any applicable specific or community plan and all of its approving resolutions (including any mitigation monitoring plan), and has agreed to financial participation required under any applicable financing plan and its implementation measures, all of which will accrue to the benefit of the public;
6. The landowner has made commitments to a high standard of quality and has agreed to all applicable land use and development regulations.

SECTION 3

The Development Agreement attached hereto is hereby approved, and the Mayor is authorized to execute after the effective date of this Ordinance said Development Agreement on behalf of the City of Sacramento. This approval and authorization is based upon the Negative Declaration and Mitigation Monitoring Plan, which is the subject of a separate resolution, adopted by City Council prior to or concurrent with the adoption of this Ordinance.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P04-236

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

A copy of the Development Agreement
is available for Review at:

City of Sacramento
Planning Division
1231 I Street, Room 300
Sacramento, CA 95814
(916) 808-5381

8 a.m. - 5 p.m.
Monday through Friday

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

5

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY REZONING 98.8± ACRES FROM 8.29± ACRES OF SINGLE-FAMILY ALTERNATIVE PLANNED UNIT DEVELOPMENT (R-1A-PUD), 11.73± ACRES OF MULTI-FAMILY (R-2A), 30.08± ACRES OF MULTI-FAMILY PLANNED UNIT DEVELOPMENT (R-2A-PUD), 11.63± ACRES OF MANUFACTURING, RESEARCH AND DEVELOPMENT (MRD-20), AND 37.17± ACRES OF MANUFACTURING, RESEARCH AND DEVELOPMENT PLANNED UNIT DEVELOPMENT (MRD-20-PUD) TO 33.33± ACRES OF SINGLE-FAMILY ALTERNATIVE PLANNED UNIT DEVELOPMENT (R-1A-PUD), 17.61± ACRES OF MULTI-FAMILY PLANNED UNIT DEVELOPMENT (R-2B-PUD), 24.93± ACRES OF MULTI-FAMILY PLANNED UNIT DEVELOPMENT (R-3-PUD), 2.38± ACRES OF LIMITED COMMERCIAL PLANNED UNIT DEVELOPMENT (C-1-PUD), 12.91± ACRES OF AGRICULTURE-OPEN SPACE PLANNED UNIT DEVELOPMENT (A-OS-PUD), AND 7.74± ACRES OF ROAD HALF SECTION LOCATED AT THE SOUTHEAST CORNER OF ARENA BOULEVARD AND EAST COMMERCE WAY. (P04-236) (APN: 225-0150-014, -018, -025, -027, -028, -030, -032, AND -036)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The Properties generally described and referred to as APN: 225-0150-014, -018, -025, -027, -028, -030, -032, and -036 and which are shown on the attached Exhibit 1. This exhibit describes the properties and both their current zoning and the zones for which they are to be placed pursuant to this amendment.

The zoning designation for the following properties which constitute 8.29± acres of Single-Family Alternative Planned Unit Development

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

(R-1A-PUD), 11.73± acres of Multi-Family (R-2A), 30.08± acres of Multi-Family Planned Unit Development (R-2A-PUD), 11.63± acres of Manufacturing, Research and Development (MRD-20), and 37.17± acres of Manufacturing, Research and Development Planned Unit Development (MRD-20-PUD), are hereby removed and placed into 33.33± acres of Single-Family Alternative Planned Unit Development (R-1A-PUD), 17.61± acres of Multi-Family Planned Unit Development (R-2B-PUD), 24.93± acres of Multi-Family Planned Unit Development (R-3-PUD), 2.38± acres of Limited Commercial Planned Unit Development (C-1-PUD), 12.91± acres of Agriculture-Open Space Planned Unit Development (A-OS-PUD) zone, and 7.74± acres of Road Half Section for:

APNs: 225-0150-014, -018, -025, -027, -028, -030, -032, and -036

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps which are a part of said Ordinance to conform to the provisions of this Ordinance.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P04-236

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

EXHIBIT 1 - REZONING EXHIBIT

REZONE PLAN AMENDMENT for
NATOMAS FIELD
 CITY OF SACRAMENTO, CALIFORNIA

PROPOSED ZONING

EXISTING ZONING

98.9

98.88

98.9

P04-236
 RECEIVED 05/17/05

MAP INFORMATION

REVISIONS

DATE

BY

DESCRIPTION

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

545

546

547

548

549

550

551

552

553

554

555

556

557

558

559

560

561

562

563

564

565

566

567

568

569

570

571

572

573

574

575

576

577

578

579

580

581

582

583

584

585

586

587

588

589

590

591

592

593

594

595

596

597

598

599

600

601

602

603

604

605

606

607

608

609

610

611

612

613

614

615

616

617

618

619

620

621

622

623

624

625

626

627

628

629

630

631

632

633

634

635

636

637

638

639

640

641

642

643

644

645

646

647

648

649

650

651

652

653

654

655

656

657

658

659

660

661

662

663

664

665

666

667

668

669

670

671

672

673

674

675

676

677

678

679

680

681

682

683

684

685

686

687

688

689

690

691

692

693

694

695

696

697

698

699

700

701

702

703

704

705

706

707

708

709

710

711

712

713

714

715

716

717

718

719

720

721

722

723

724

725

726

727

728

729

730

731

732

733

734

735

736

737

738

739

740

741

742

743

744

745

746

747

748

749

750

751

752

753

754

755

756

757

758

759

760

761

762

763

764

765

766

767

768

769

770

771

772

773

774

775

776

777

778

779

780

781

782

783

784

785

786

787

788

789

790

791

792

793

794

795

796

797

798

799

800

801

802

803

804

805

806

807

808

809

810

811

812

813

814

815

816

817

818

819

820

821

822

823

824

825

826

827

828

829

830

831

832

833

834

835

836

837

838

839

840

841

842

843

844

845

846

847

848

849

850

851

852

853

854

855

856

857

858

859

860

861

862

863

864

865

866

867

868

869

870

871

872

873

874

875

876

877

878

879

880

881

882

883