

RESOLUTION NO. 2003-265

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF MAY - 8 2003

RESOLUTION AMENDING THE NORTHPOINTE PARK PLANNED UNIT DEVELOPMENT SCHEMATIC PLAN TO DEPICT 93 CLUSTER LOTS, 104 45' X 75' LOTS, 7.2± GROSS ACRES FOR HIGH DENSITY RESIDENTIAL, AND 1.8± GROSS ACRES FOR A FIRE STATION ON 31.0± GROSS ACRES IN THE NORTHPOINTE PARK PLANNED UNIT DEVELOPMENT (PUD), LOCATED IN NORTH NATOMAS, EAST OF NATOMAS BOULEVARD AND NORTH OF CLUB CENTER DRIVE.

(APN: 201-0540-002, -003, -004, -005, -006, -007, and -052) (P02-079)

WHEREAS, the Planning Commission conducted a public hearing on March 27, 2003, and the City Council conducted a public hearing on May 8, 2003 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The PUD Schematic Plan amendment conforms to the General Plan and the North Natomas Community Plan; and
2. The PUD Schematic Plan amendment meets the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates residential subdivision developments which include a variety of housing types and other features of substantial benefit to a viable and balanced community; and
3. The PUD Schematic Plan amendment will not be injurious to the public welfare, nor to other property in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD ensures that development will be well-designed, and that the residential and civic uses will not create a negative impact on adjacent uses.

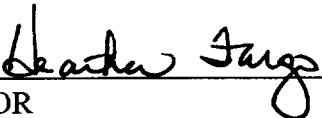
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NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento, in accordance with the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, that:

- A. The Schematic Plan for the Northpointe Park Planned Unit Development (PUD), is amended as attached hereto as Exhibit 1, with the following conditions:
1. The high density residential parcel shall provide a minimum of 123 units and a minimum of 22 dwelling units per net acre (du/na).


MAYOR

ATTEST:

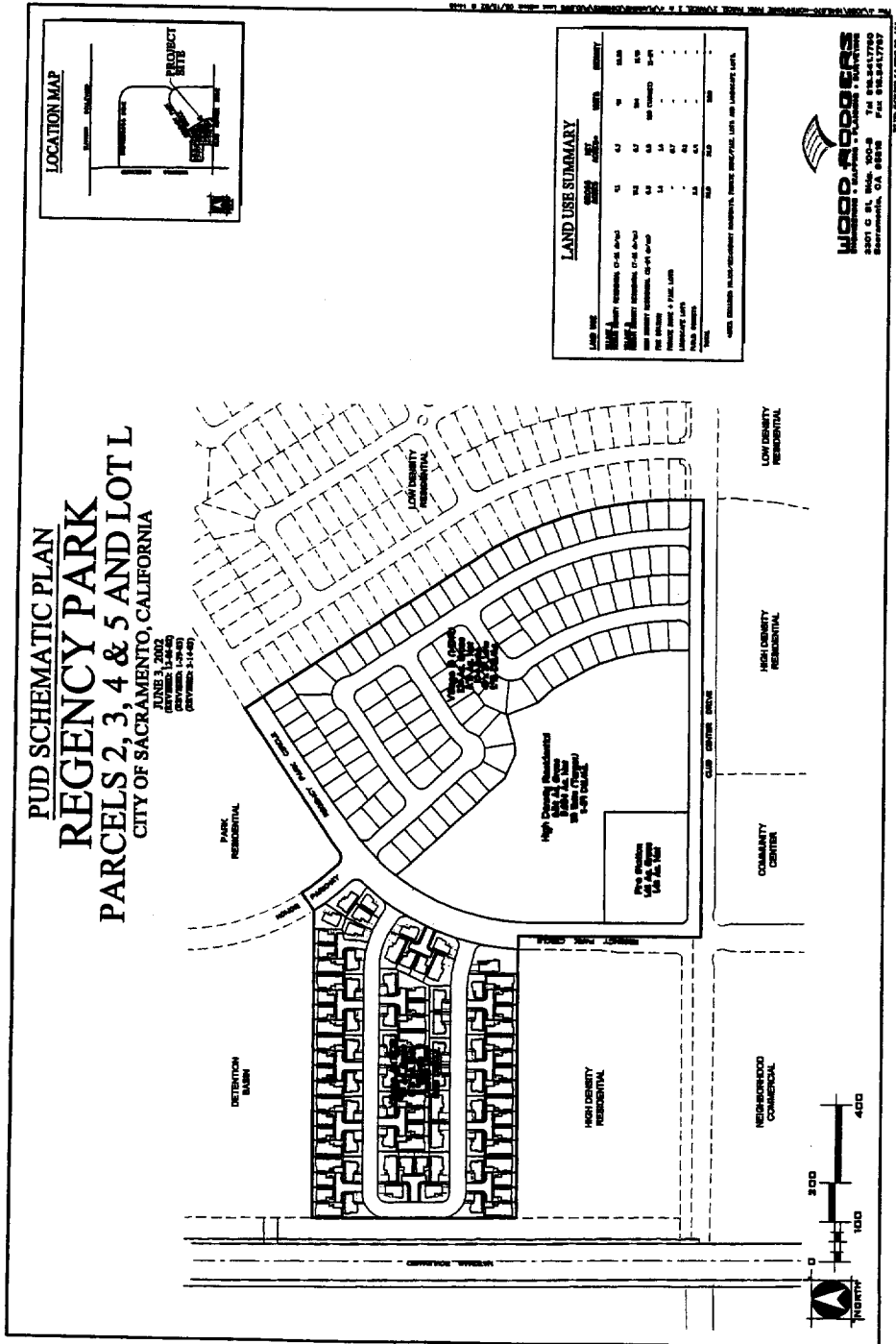

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EXHIBIT 1 – PUD SCHEMATIC PLAN AMENDMENT EXHIBIT



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