

RESOLUTION NO. 2004-708

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF AUG 31 2004

RESOLUTION AMENDING THE NORTHBOROUGH PUD SCHEMATIC PLAN AND GUIDELINES TO MODIFY THE EXISTING GUIDELINES AND SCHEMATIC PLAN TO ADDRESS THE NATOMAS PARK COTTAGES PROJECT, LOCATED SOUTHEAST OF THE INTERSECTION OF CLUB CENTER DRIVE AND DUNLAY DRIVE, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA.

(APN: 201-0340-003) (P03-063)

WHEREAS, the Planning Commission conducted a public hearing on May 27, 2004, and the City Council conducted a public hearing on August 31, 2004 concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The PUD amendments conform to the General Plan and the North Natomas Community Plan; and
2. The PUD amendments meet the purposes and criteria stated in the City Zoning Ordinance in that the PUD facilitates mixed uses designed to assure that new development is healthy and of long-lasting benefit to the community and the City; and
3. The PUD amendments 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, commercial, and open spaces uses will not create a negative impact on adjacent uses.

FOR CITY CLERK USE ONLY

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HEATHER FARGO

MAYOR

ATTEST:

SHIRLEY CONCOLINO

CITY CLERK

P03-063

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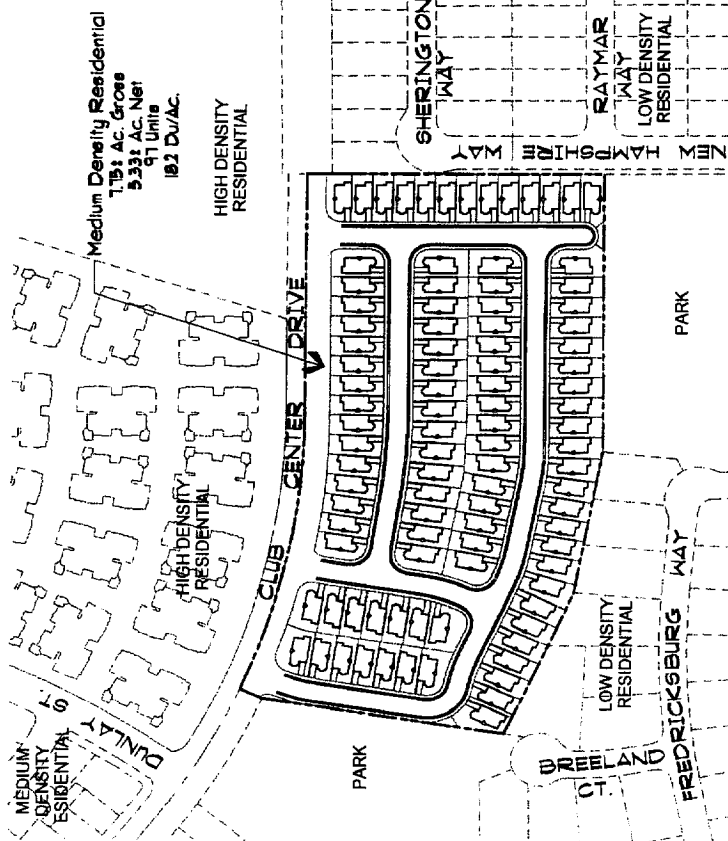
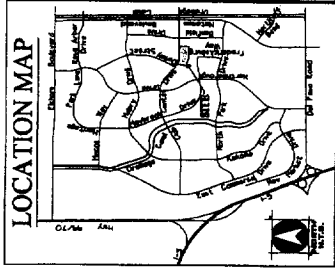
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EXHIBIT 1 – PUD SCHEMATIC PLAN AMENDMENT EXHIBIT

PUD SCHEMATIC PLAN
NATOMAS PARK COTTAGES

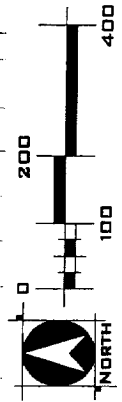
CITY OF SACRAMENTO, CALIFORNIA

AUGUST 8, 2003
 (REVISED APRIL 7, 2004)
 (REVISED APRIL 26, 2004)



LAND USE SUMMARY	
LAND USE	GROSS NET ACRES UNITS DENSITY
COTTAGES MEDIUM DENSITY RESIDENTIAL (7-21 du/ac)	7.75 5.33 97 19.2
PUBLIC STREETS	- 2.42 - -
TOTAL	7.75 7.75 97 -

WOOD ROGERS
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EXHIBIT 2 – PUD GUIDELINES AMENDMENT EXHIBIT

Northborough Planned Unit Development (PUD) Guidelines

SECTION III: SINGLE-FAMILY BUILDING STANDARDS (LOW AND MEDIUM DENSITY)

C. Setbacks and Building Orientation

2) Non-Conventional Shape Lots:

- c) Side Yard: 4'-0" **3'-0"** on each side, subject to Building Code, with the exception of zero-lot line conditions, which shall be 5'-0" and 0". Garages and/or accessory dwelling units which are either detached and/or recessed a minimum of 50' from the street may have a 0'-0" side yard setback. Architectural pop-outs such as bay windows, fireplaces and entertainment centers may encroach into the side yard setback by 2'-0". Street side setbacks are a minimum of 10'. ***The street side setback may be reduced to a minimum of 8', although a 12'-6" setback shall be provided whenever possible, subject to the approval of the City of Sacramento's Planning Division.***

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