

P97-040 - NORTHPOINTE PARK PUD GUIDELINES AMENDMENT

REQUEST: PUD Guidelines Amendment for the Northpointe Park PUD to add language allowing the use of the Planning Director's Special Permit process in lieu of a Planning Commission Special Permit for single family residential development in the PUD

LOCATION: Between Del Paso Road and Elkhorn Boulevard, east of the East Drain
201-0310-017, 018; 201-0320-022, 023; 225-0050-017 to 019; 225-0060-018 to 020
North Natomas
Natomas Unified, Grant Joint Union, and Rio Linda Elementary School Districts
Council District 1

APPLICANT:	AKT Development Co (Jack Mixon - 383-2500) 7700 College Town Drive, Ste 101, Sacramento, CA 95826
OWNER:	Valley Land Company Investors 7700 College Town Drive, Ste 101, Sacramento, CA 95826
APPLICATION FILED:	April 25, 1997
STAFF CONTACT:	Carol Shearly, 264-5893

SUMMARY/RECOMMENDATION: The applicant is requesting modification of the adopted Northpointe Park PUD Guidelines to allow the use of the Planning Director's Special Permit process, in lieu of the Planning Commission Special Permit, for single family residential development within the PUD. Staff recommends approval of the amendment to the PUD Guidelines (see Attachment C).

BACKGROUND INFORMATION: On December 19, 1996, the Planning Commission recommended approval and on February 4, 1997, the City Council approved the Northpointe Park PUD Guidelines and Schematic Plan.

On April 24, 1997, the Planning Commission recommended approval of a Zoning Ordinance Amendment to allow the use of a Planning Director's Special Permit process in lieu of a Planning Commission Special Permit for single family residential development in PUDs under specified circumstances. On May 20, 1997, the Law and Legislation Committee of the Council recommended approval of the Zoning Ordinance Amendment and on May 27, 1997, the City Council approved the amendment of the Zoning Ordinance.

STAFF EVALUATION: Staff has the following comments:**A. PUD Guidelines Amendment**

The applicant is proposing to add language to the PUD Guidelines allowing the use of the fast track process for single family residential uses in the Northpointe Park PUD. Single family, duplex, and halfplex residential development may be approved through the Planning Director's Special Permit process if the development is consistent with the General Plan, North Natomas Community Plan, the adopted PUD Guidelines and Schematic Plan, and the tentative map. Staff may require the submittal of additional plans and studies to adequately review the project and conditions may be imposed on the project to ensure a high quality residential development.

Planning staff recommends approval of the proposed guideline amendment in that the adopted guidelines are sufficiently detailed to allow thorough, expeditious review of single family, duplex, or halfplex residential development by the Planning Director.

PROJECT REVIEW PROCESS:**A. Environmental Determination**

The PUD Guideline Amendment is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Sections 15061(b)(3).

B. Public/Neighborhood/Business Association Comments

The project was reviewed by the Natomas Community Association (NCA), Valley View Acres Neighborhood Association (VVA) and the Environmental Council of Sacramento (ECOS). All property owners within 500 feet of the Northpointe Park PUD were noticed of the proposed guideline amendment. No comments were received at the writing of this report. Any written comments received will be forwarded to the Commission during the hearing.

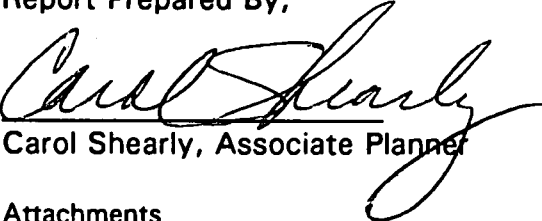
C. Summary of Agency Comments

The project was reviewed by the Public Works and Utilities Departments. No comments were received. The Planning Director's Special Permit process allows for the review of the proposed development by other departments, allows other departments to request additional information for adequate review, and allows the imposition of necessary and reasonable conditions.

PROJECT APPROVAL PROCESS: According to Section 8-D-8-c of the Zoning Ordinance, the Planning Commission has the authority to approve or deny the PUD Guidelines Amendment. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends approval of the proposed PUD Guidelines Amendment in that it provides for thorough yet expeditious review of single family residential development within the PUD. Staff recommends the Planning Commission adopt the attached Notice of Decision (Attachment C) approving the Northpointe Park PUD Guidelines Amendment.

Report Prepared By,


Carol Shearly, Associate Planner

Report Reviewed By,

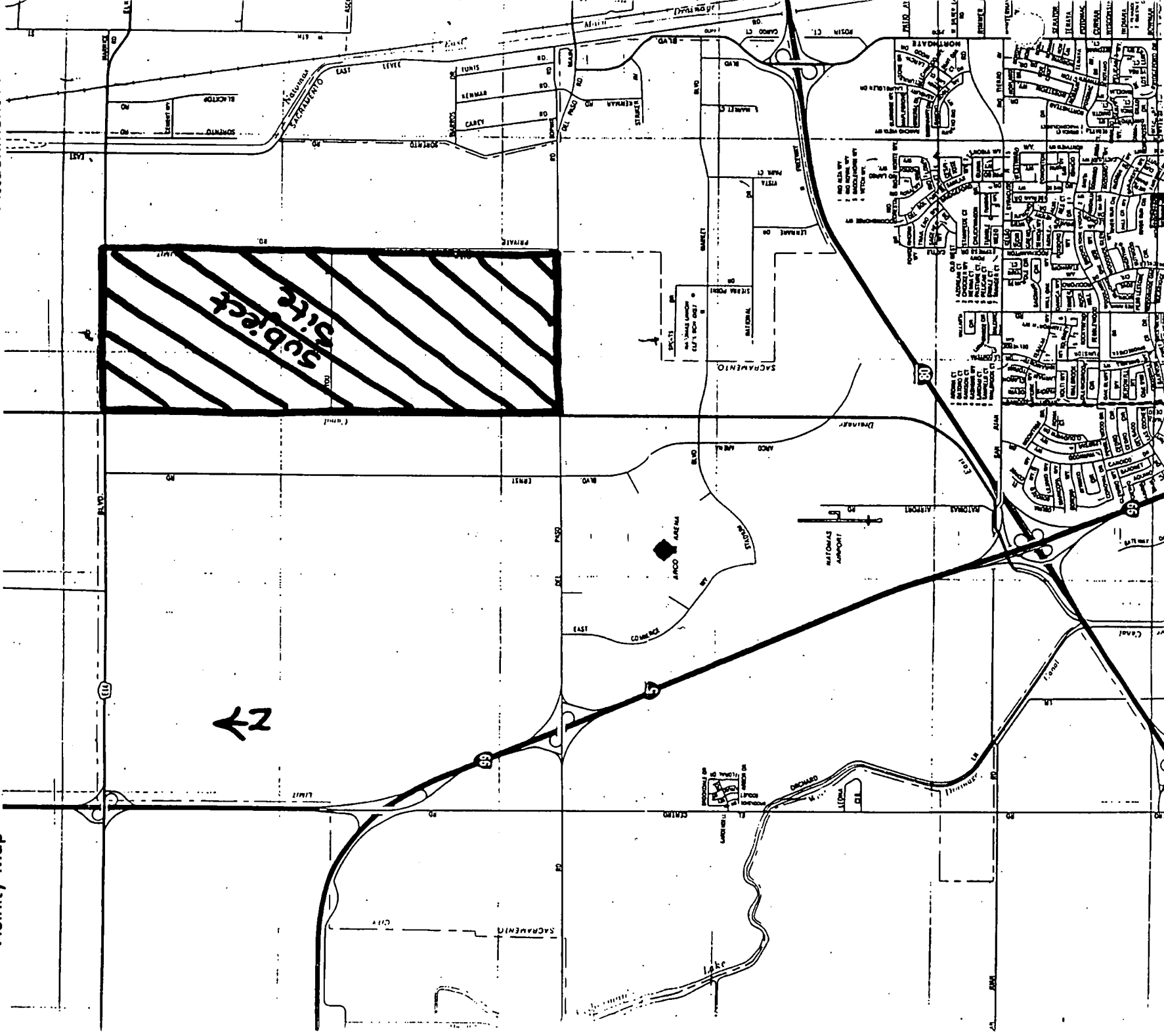

Scot Mende, Senior Planner

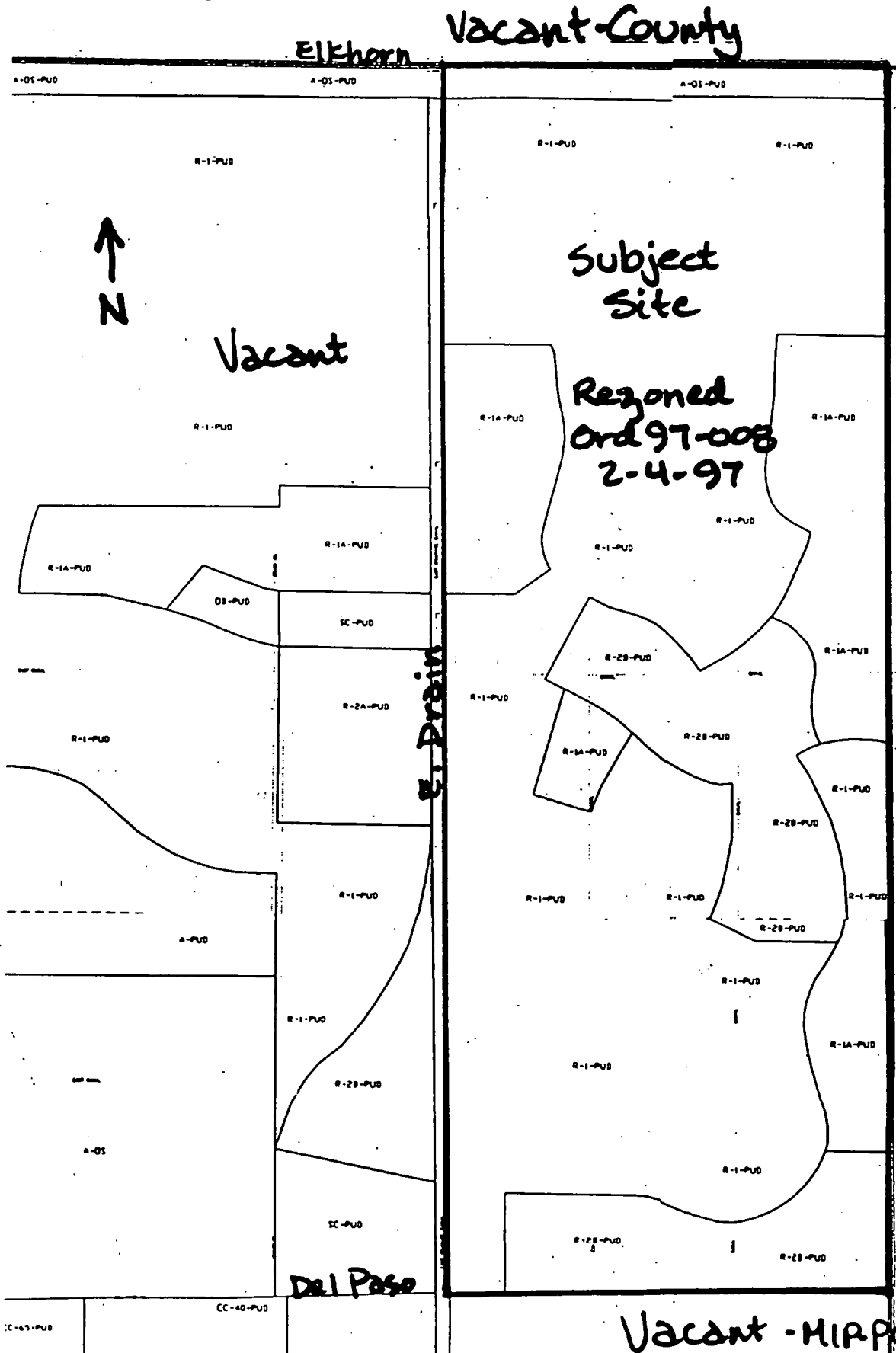
Attachments

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| Attachment A | Vicinity Map |
| Attachment B | Land Use and Zoning Map |
| Attachment C | Notice of Decision Approving the Northpointe Park PUD Guidelines Amendment |

Vicinity Map

Attachment A





Elkhorn Vacant County

Vacant

Subject Site

Rezoned
Ord 97-008
2-4-97

Vacant - County

Vacant - MIPUD