

**RESOLUTION NO.**

**2005-128**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

**MAR 0 1 2005**

ON DATE OF \_\_\_\_\_

**RESOLUTION AMENDING THE WILLOW CREEK PLANNED UNIT DEVELOPMENT GUIDELINES AND SCHEMATIC PLAN, LOCATED IN SOUTH NATOMAS, SOUTHEAST OF ORCHARD LANE AND WEST RIVER DRIVE, SACRAMENTO, CA.**

(APN: 274-0440-005) (P04-088)

**WHEREAS**, the Planning Commission conducted a public hearing on January 13, 2005, and the City Council conducted a public hearing on March 1, 2005 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 South 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 uses will not create a negative impact on adjacent uses.

**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:

1. The Planned Unit Development Guidelines Amendment for the Willow Creek Planned Unit Development are attached hereto as Exhibit 1.

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2. The Schematic Plan Amendment for the Willow Creek Planned Unit Development, is established as attached hereto as Exhibit 2, with the following conditions:
- a. Map conditions shall supersede PUD guidelines.
  - b. Site access to individual parcels will be determined as part of the Special Permit review process. Site access shall be at the discretion of the Development Engineering and Finance Division.
  - c. All proposed PUD elements within public right-of-way (Street Cross-Sections, Landscaping, etc.) shall be to City Standards and at the discretion of the Development Engineering and Finance Division.

HEATHER FARGO

\_\_\_\_\_  
MAYOR

ATTEST:

SHIRLEY CONCOLINO

\_\_\_\_\_  
CITY CLERK

P04-088

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Underline = Addition

~~Strike-through~~ = deletion

**VII. RESIDENTIAL DESIGN CRITERIA**

~~Residential developers are required to meet with staff prior to preliminary review to discuss residential design criteria.~~

Treasure Homes at Willow Creek (R1A-PUD zoning)

Residential uses proposed for the subject site are required to conform with the City of Sacramento Zoning Code and the South Natomas Community Plan where not specifically addressed within these guidelines, the project's specific Tentative Subdivision Map or the Residential Special Permit. The Medium Density Residential standards are as follows:

A. Minimum Lot Sizes and Lot Area

Minimum lot size: 41' x 57'

Minimum lot area: 2,300 sq. ft.

B. Single Family Detached Residential Development Criteria

Setbacks\*

- |    |  |                            |
|----|--|----------------------------|
| 1. | <u><b>Front Yard Setback</b> (Minimum)</u>           | <u>2.5' to garage</u>      |
|    | <u>(measured from right-of-way or property line)</u> | <u>2' to living unit</u>   |
|    |  | <u>porch may be set at</u> |
|    |  | <u>PUE.</u>                |
| 2. | <u><b>Side Yard Setback</b> (Minimum)</u>            | <u>4'</u>                  |
| 3. | <u><b>Rear Yard Setback</b> (Minimum)</u>            | <u>4'</u>                  |

\* Excluding roof eaves, overhead decorative trellises or garden walls.

<u><b>Lot Coverage*</b></u>	<u>55% for 1-story homes</u>
	<u>50% for 2-story homes</u>

\*Calculation of the lot coverage shall be subject to the following allowances: 1) covered porches in the front or street side do not count towards the maximum lot coverage; 2) Attached or detached garages that are recessed a minimum of four feet from the living area of the home (not the porch) count 50% toward the maximum lot coverage.

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Dwelling Unit Height (Maximum) 35'

Driveway length: Minimum of three feet, not to exceed five feet, unless a minimum of 17 feet can be provided, except where constrained by subdivision improvements.

**Additional Development Guidelines**

1. Each unit shall be constructed with two-car garages; garage doors shall be roll-up sectionals with raised panels and shall be fully automated with openers.
2. The lot sizes shall be as depicted on the approved Tentative Subdivision Map.
3. A minimum of 6 color schemes shall be used in the subdivision.
4. The roof pitch of each unit shall be a minimum of 5 and 12. Roof pitch for porches shall be a minimum of 4 and 12. The roofing shall be 50-year architectural composition tri-laminate shingle. Extra heavy ridge caps shall be provided on the roof for a better design. No heating or air conditioning units shall be installed on the rooftop. The proposed roof color shall complement the selected exterior paint colors.
5. Each elevation may include porches or columns and shall have one or more of the following architectural design features (stone, brick, wood lap siding, stucco or shingles); and each unit shall provide well-defined entryways.
6. The builder shall provide landscaped and irrigated front yards, including at least one tree, and side yard fencing.
7. Each unit and/or proposed model shall be in conformance with the PUD Special Permit or shall require review and approval by the City's Design Review Coordinator and the Natomas Community Association prior to issuance of building permits.
8. The single-family cluster housing lots will not front on a public road. The lots shall all front on a private drive that connects to the public road.

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