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PUBLICATION
& CONTINUED
TO 8-7-97



1.6

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

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SACRAMENTO, CA
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DEVELOPMENT
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July 21, 1997

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1) ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED BETWEEN DEL PASO ROAD AND ELKHORN BOULEVARD WEST OF ERNST ROAD IN THE NORTH NATOMAS COMMUNITY PLAN AREA FROM THE STANDARD SINGLE FAMILY-PLANNED UNIT DEVELOPMENT (R-1-PUD), ALTERNATIVE SINGLE FAMILY-PUD (R-1A-PUD), MULTI-FAMILY-PUD (R-2A-PUD), MULTI-FAMILY-PUD (R-2B-PUD) AND SHOPPING CENTER-PUD (SC-PUD) ZONES AND PLACING THE SAME IN THE R-1-PUD, R-1A-PUD, MULTI-FAMILY-PUD (R-3-PUD), SHOPPING CENTER-PUD (SC-PUD) AND AOS-PUD ZONES OR MORE RESTRICTIVE ZONES (P97-013); (APN:201-0310-026; 225-0040-03, 04, and 05)

2) ORDINANCE RELATING TO THE APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND ADAMS FARMS GROUP FOR PROPERTIES LOCATED BETWEEN DEL PASO ROAD AND ELKHORN BOULEVARD WEST OF EAST DRAIN CANAL IN THE NORTH NATOMAS COMMUNITY PLAN AREA (P97-013); (APN: 201-0310-026; 225-0040-03, 04 and 05)

LOCATION AND DISTRICT: Between Del Paso Road and Elkhorn Boulevard West of Ernst Road
District 1

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED BETWEEN DEL PASO ROAD AND ELKHORN BOULEVARD WEST OF EAST DRAINAGE CANAL IN THE NORTH NATOMAS COMMUNITY PLAN AREA FROM THE STANDARD SINGLE FAMILY- PLANNED UNIT DEVELOPMENT (R-1-PUD), ALTERNATIVE SINGLE FAMILY- PUD (R-1A-PUD), MULTI-FAMILY-PUD (R-2A-PUD), MULTI-FAMILY-PUD (R-2B-PUD) AND SHOPPING CENTER-PUD (SC-PUD) ZONES AND PLACING THE SAME IN THE R-1-PUD, R-1A-PUD, MULTI-FAMILY-PUD (R-3-PUD), SHOPPING CENTER- PUD (SC-PUD) AND AOS-PUD ZONES OR MORE RESTRICTIVE ZONES

(P97-013) (APN: 201-0310-026, 225-0040-03,04 & 05).

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

SECTION 1

The territory described in the attached exhibit which is located between Del Paso Road and Elkhorn Boulevard west of East Drain Canal, 20.6± gross acres in the Standard Single Family- Planned Unit Development (R-1-PUD), 2.3± gross acres in the Alternative Single Family-PUD (R-1A-PUD), 46.0± gross acres in the Multi-Family-PUD (R-2A-PUD), 38.8± gross acres in the Multi-Family-PUD (R-2B-PUD) and 49.7± gross acres in the Shopping Center-PUD (SC-PUD) zones established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zones and placed in the following zones: 58.0± gross acres in the R-1-PUD zone, 41.5± gross acres in the R-1A-PUD zone, 26.9± gross acres in the Multi-Family-PUD (R-3-PUD) zone, 48.5± gross acres in the Shopping Center-PUD (SC-PUD) zone, and 12.6± gross acres in the AOS-PUD zone.

This action rezoning the property described in the attached exhibit is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

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 ADAMS FARMS GROUP FOR PROPERTIES LOCATED BETWEEN DEL PASO ROAD AND ELKHORN BOULEVARD WEST OF EAST DRAIN CANAL IN THE NORTH NATOMAS COMMUNITY PLAN AREA

(P97-013) (APN: 201-0310-026, 225-0040-03, 04 & 05).

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

SECTION 1.

This ordinance incorporates, and by this reference makes part hereof, that certain Development Agreement by and between the City of Sacramento and Adams Farms Group, a copy of which is attached hereto.

SECTION 2.

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

MAYOR

ATTEST:

CITY CLERK

P97-013

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____