

RESOLUTION NO. 2004-561

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUN 29 2004

RESOLUTION AMENDING THE ARENA CORPORATE CENTER PLANNED UNIT DEVELOPMENT SCHEMATIC PLAN PROVIDING ACREAGE, AND INTENSIFICATION OF THE USES FOR A PORTION OF DEVELOPMENT SITE IV IN THE ARENA CORPORATE CENTER PLANNED UNIT DEVELOPMENT (PUD), LOCATED AT THE NORTHWEST CORNER OF TRUXEL ROAD AND ARENA BOULEVARD, IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA

(APN: 225-0070-94, 95)
(P03-133)

WHEREAS, the Planning Commission conducted a public hearing on May 13, 2004, and the City Council conducted a public hearing on June 29, 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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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 Schematic Plan for Arena Corporate Center PUD, is amended as attached hereto as Exhibit 1, with the following conditions:
 - a. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.
 - b. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P03-133).
 - c. Map and Special Permit conditions shall supersede PUD guidelines.
 - d. Site access to individual parcels will be determined as part of the Special Permit review process when special permits for those are requested. Appropriate North Natomas documentation (IE North Natomas Community Plan, Transportation Evaluation of North Natomas Composite Plan etc.) will be utilized in the review.
 - e. The potential building area shown on the PUD Schematic Plan is not reflective of an approval of the location of any buildings or structures. Final building location shall be determined with Special Permit approval.


MAYOR

ATTEST:


CITY CLERK

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