

Bob

Islands at Riverlake

Density Information for the January 27th, 2003 meeting

General Plan – 4-15 dwelling unit per net acre (du/na*)

Pocket Community Plan – 7-15 du/na

- * Net acreage excludes publicly dedicated land(s), private streets that meet city standards, and other public use areas, as determined by the Planning Commission (Section 17.16.010-pg.1215).

In the staff report, the net density was determined by excluding the public use area (linear parkway of 40') as well as the 25' private drive from the 160' deep parcel leaving 95' or 59 percent of the original 20.6± acre parcel = 12.23± acres, for a density of 11.4 du/na (139 du ÷ 12.23 na).

With the 40' wide public use area (linear parkway) excluded, which comprises 25 percent of the property width, the density changes to 9.0± du/na (139 du ÷ 15.45 na) under the current proposal.

The maximum density allowed, including 25' private drive and excluding the 40' wide linear parkway, without amending the Community Plan is 15 du/na or 232 units (15.45 na x 15 du = 232 du). However, the LPPT PUD Guidelines would have to be amended as currently a maximum of 164 units are allowed (8 du/acre x 20.6 ac) under the current PUD guidelines.

The minimum number of units allowed without amending the Community Plan, including the 25' private drive and excluding the 40' wide linear parkway, would be 108 (7 du x 15.45 na = 108).

I appreciate Mr. Hiltman's vision for the Islands
at Riverlake especially, in responsiveness to the concerns
of the Greenham Pocket Community.

I live in this community, I am raising my
children here. I use the greenbelt everyday.

If Mr. Hiltman was my neighbor I would go for a
walk with him along the greenbelt & share my concerns about
this development. I covered stand on East Shore Dr. & look at

These homes are beautiful, comfortable, & secure
from Public Access by a 7' ^{decorative} Brick wall. The islands

@ Everlake are not consistent with the existing
community. I invite Mr. Hartman to come & stand
with me & help me to see his vision.

② The ECR states 7.15 dwelling / acre

Planning Commission Lists 11.35 units / acre

I'm confused about this difference.

	General Plan	Community Plan	LPPT PUD Guidelines	Staff Report
Dwelling Units				
Minimum	4	7		
Maximum	15	15	8	
Net Acreage				
Total Acreage	20.60	20.60	20.60	20.60
40' Parkway	5.15	5.15		5.15
25' Drive	3.22			3.22
Net Acres	12.23	15.45	20.60	12.23
Dwelling Units/Net Acre (du/na)				
Units				139.00
Minimum	48.9	108.2		
Maximum	183.5	231.8	164.8	
Staff Report Density				11.36

REGIS ALT

100 R-1 LO

52' x 100 =

5,200 LINEAR

THIS ALTER

75' EACH 1/2

5,200' / 75' I

140 HALF-F

SETBACKS

MINIMUM

BUILDING

SHOWN IS

CONFORMS!

SMARTH G

PUD GUIDE

CITY OF TR

GOOD LAN

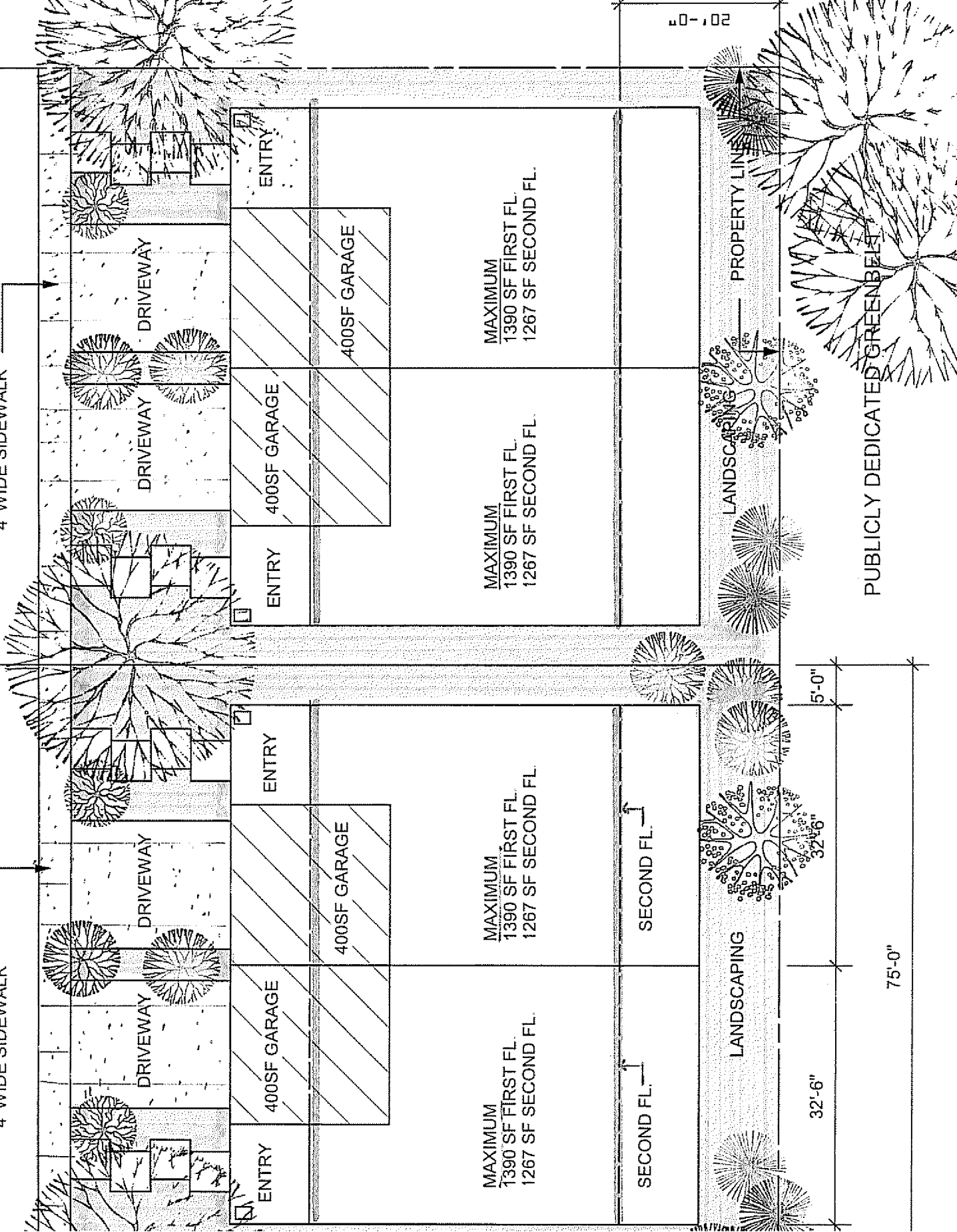
SUPERIOR

EMERGENC

NO GREEN

25' WIDE PRIVATE STREET

4' WIDE SIDEWALK



25' WIDE PRIVATE STREET

4' WIDE SIDEWALK

DRIVEWAY

DRIVEWAY

400SF GARAGE

400SF GARAGE

ENTRY

ENTRY

400SF GARAGE

400SF GARAGE

MAXIMUM
1390 SF FIRST FL.
1267 SF SECOND FL.

MAXIMUM
1390 SF FIRST FL.
1267 SF SECOND FL.

SECOND FL.

SECOND FL.

LANDSCAPING

LANDSCAPING

32'-6"

5'-0"

75'-0"

PUBLICLY DEDICATED GREENBELT

201-03



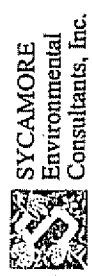
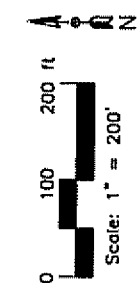
Islands at Riverlake Project (P01-033)
 Draft Environmental Impact Report
 City of Sacramento, CA
 15 June 2005

Figure 20. R-1 Rezone (A6).

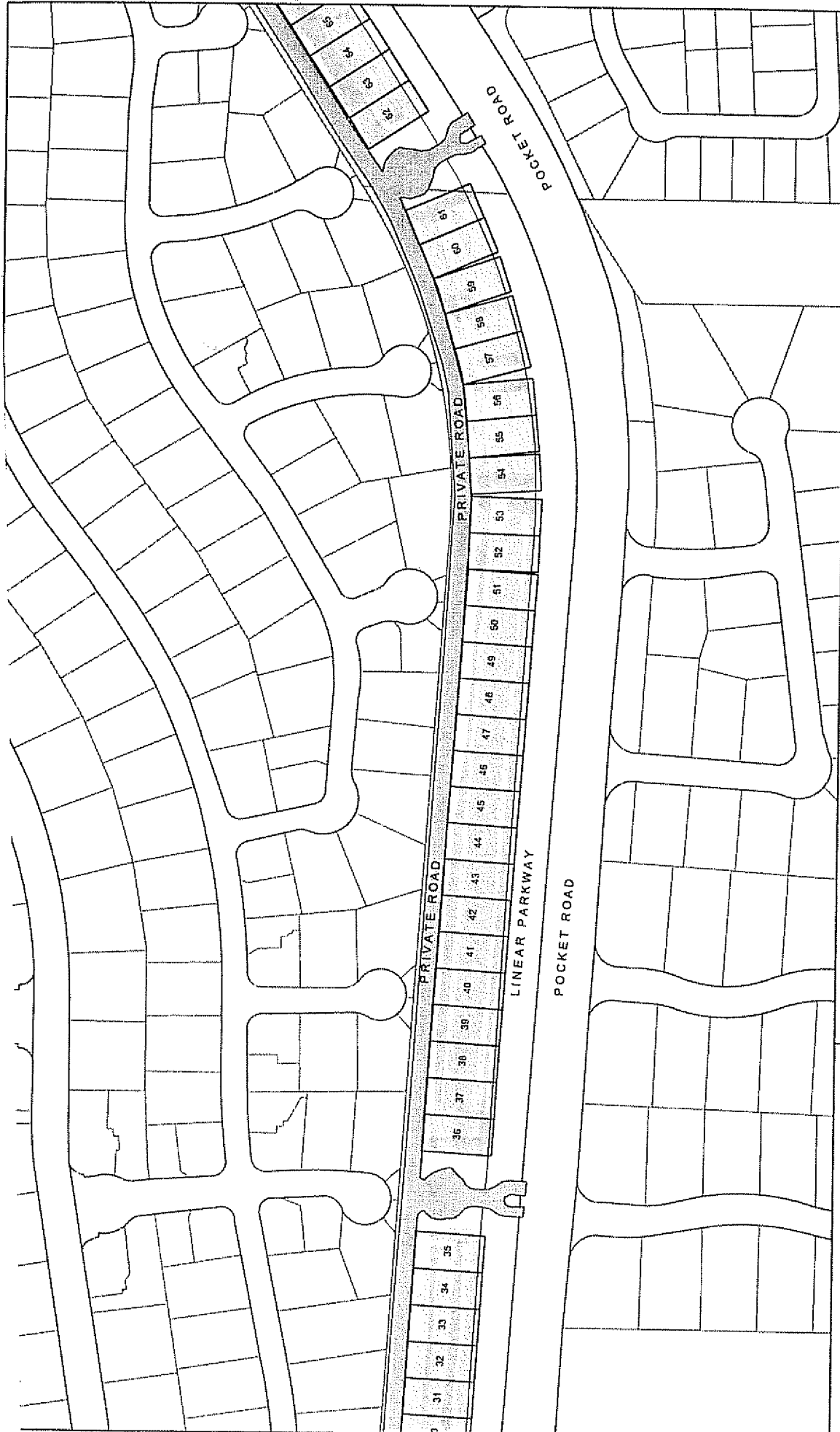


= R-1 Zone Minimum Lot Size 52 ft x 100 ft

Private street along existing fence option shown.
 Private street along Linear Parkway option not shown.

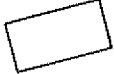


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 SHEET 1 of 3




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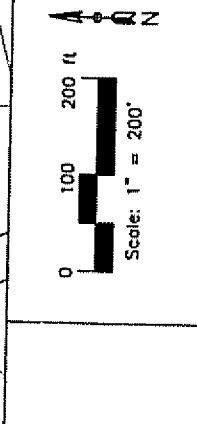



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Figure 20. R-1 Rezone (A6).
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