ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING AN ORDINANCE AMENDING THE
CROFTWOOD UNIT #2 GENERAL DEVELOPMENT PLAN
(ORDINANCE NO. 711)

(Croftwood 2 / PDG-2017-0002)

The City Council of the City of Rocklin does ordain as follows:

Section 1. Findings. The City Council of the City of Rocklin finds and determines that:

A. The amendment to the Croftwood Unit #2 General Development Plan modifies and supersedes the approved development criteria within the Croftwood Unit 2 Subdivision.

C. The general development plan amendment is compatible with the Rocklin General Plan and land uses existing and permitted on the properties in the vicinity.

D. The land uses, and their density and intensity, allowed in the proposed general development plan amendment are not likely to create serious health problems or create nuisances on properties in the vicinity.

E. The City Council has considered the effect of the proposed general development plan modification on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

F. The modifications would encourage a creative and more efficient approach to the use of land and provide a means for creativity and flexibility in design while providing adequate protection of the environment and of the health, safety, and comfort of the residents of the City.

Section 2. Authority. The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 3. Environmental. A Mitigated Negative Declaration for this project has been approved via City Council Resolution No. 2018-_____.

Section 4. **Approval**. The City Council of the City of Rocklin hereby rescinds Ordinance No. 711 and hereby approves the general development plan in the form as shown on Exhibit A, attached hereto and incorporated by reference herein.

Section 5. Severability. If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional.

Section 6. Effective Date. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on March 13, 2018, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers

ABSTAIN: Councilmembers

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on March 27, 2018, by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

_____
Kenneth Broadway, Mayor

ATTEST:

_____
Barbara Ivanusich, City Clerk

First Reading: 3/13/18
Second Reading: 3/27/18
Effective Date: 4/26/18

EXHIBIT A
Croftwood Unit #2 General Development Plan (Amended)

Purpose
The original Croftwood Unit #2 General Development Plan (PDG-93-01) was approved by the City of Rocklin in 1994 by Ordinance No. 711. This amendment supersedes the original General Development Plan approval and includes the below measures.

Site Location
The site plan for this General Development Plan is contained in Exhibit A (Attached).

Permitted Uses
Permitted uses within the General Development Plan shall be a single-family residential subdivision, with open space areas along Secret Ravine and the other perennial drainage, and a landscape buffer along Barton Road.

Permitted Uses in the **PD-2.5** Zone:

A. Single-family dwellings;
B. Accessory buildings as regulated by Section 17.08.090;
C. Secondary residential units.

Development Standards
There are two areas within the PD-2.5 zone district, each with their own development standards. Area A, designated in dark gray, includes lots 26, 27, and 42 through 50. Area B, designated in white, includes the remainder of the site.

1. Development Standards: ***PD-2.5 Zoning District – Area A*** (Lots 26, 27, and 42 through 50)

a.	Minimum Lot Area:	8,000 s.f. (Corner) 7,500 s.f. (Interior)
b.	Lot Width:	80 feet (Corner) 75 feet (Interior)
c.	Maximum Lot Coverage:	Single Story: 40% Two Story: 35%
d.	Building Height:	30 feet (Primary) 14 feet (Accessory)
e.	Number of Stories:	A minimum of 50% (6 lots) of Area A, to include Lots 26, 27, and 50 of the Tentative

Map, shall be limited to development of single-story homes (no second story, mezzanine, or similar features shall be permitted).

f. Setbacks: Front – 25 feet
Rear – 25 feet
Interior – 7.5 feet
Street – 10 feet

2. Development Standards: ***PD-2.5 Zoning District – Area B*** (All remaining lots)

a. Minimum Lot Area: 7,050 s.f. (Corner)
6,300 s.f. (Interior)

b. Lot Width: 65 feet (Corner)
60 feet (Interior)

c. Lot Coverage: 40% maximum

d. Building Height: 30 feet (Primary)
14 feet (Accessory)

e. Setbacks: Front (Garage) – 25 feet
Front (Living Area) – 20 feet
Rear – 20 feet
Interior – 5 feet
Street – 10 feet

3. Circulation Plan:

a. All proposed circulation systems shall indicate two points of access, each through Croftwood Unit #1 (Crowne Point).

b. All proposed streets shall be an extension of the private streets of the gated community of Crowne Point.

c. A 20-foot emergency access to Barton Road shall be constructed with emergency vehicle accessibility standards.

4. Intensity:

a. The intensity of land uses on the property shall not exceed 2.5 dwelling units per acre.

0 100 200 ft

Project Information

Lot Type	
Residential lots	60
Open space lots	2
Buffer lot	1
Detention basin lot	1
Private Road lot	1
Total Lots	65

Project Area =	25.5± acres
Overall Density =	2.4 du/ac.

Open Space

Area A

Area B

Exhibit A
General Development Plan
Croftwood Unit #2

Scale: 1"=200' (when printed 11" x 17")

January 18, 2017
Revised: ~~August 9, 2017~~
October 12, 2017

WALTERS LAND PLANNING

TSD ENGINEERING, INC.