

ORDINANCE NO. 87-053

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF
MAY 21 1987

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED ON THE WEST OF THE EAST DRAINAGE CANAL, NORTH OF DEL PASO ROAD, SOUTH OF ELKHORN BOULEVARD AND 6,000+ FEET EAST OF I-5/DEL PASO ROAD INTERCHANGE FROM THE AGRICULTURAL - OPEN SPACE (A-OS) ZONE AND PLACING THE SAME IN THE SINGLE FAMILY (R-1(PUD), TOWNHOUSE (R-1A(PUD), GARDEN APARTMENT (R-2A(PUD), GARDEN APARTMENT (R-2B(PUD), SHOPPING CENTER (SC(PUD), SINGLE FAMILY (HIGH SCHOOL SITE) (R-1(PUD) ZONES. APN: 201-310-09 THROUGH 12; 225-040-02 THROUGH 05. (P87-044)

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

SECTION 1.

The territory described in the attached exhibits which is in the Agricultural (A) zone, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Single Family (R-1A(PUD), Townhouse (R-1A(PUD), Garden Apartment (R-2A(PUD), Garden Apartment (R-2B(PUD), Shopping Center (SC(PUD), Single Family (High School Site) (R-1(PUD) zones

This rezoning ordinance is consistent with the North Natomas Community Plan. The zoning designations adopted for the areas indicated conform to the Land Use Designations in the Land Use element of the North Natomas Community Plan as follows:

COMMUNITY PLAN

LAND USE DESIGNATION

High Density Residential
Medium Density Residential
Low Density Residential
Community/Neighborhood
Commercial
Highway Commercial
MRD-50/MRD-20
Light Industrial
Office/Business
Sports Complex
Park/Open Space
Greenbelt/Buffer
Agriculture

REZONE DESIGNATION

R-1A, R-2A, R-2B, R-3, PUD
R-1, R-1A, R-2, R-2A, R-2B, PUD
R-1, R-1A, R-2, PUD

S-C, C-1, C-2, PUD
H-C, PUD
MRD/PUD
M-1S, PUD, MIP, PUD
O-3, PUD
Special Permit, PUD
F, A-OS
A-OS
A

ORDINANCE NO. 87-053

MAY 21 1987

4

This action rezoning the property described in the attached exhibits 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.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning commission May 7, 1987, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.
- c. This ordinance is subject to the approval by the City Council of the development agreements previously applied for by the owners of the property, which development agreements are to be approved by the City Council subsequent to the adoption of this ordinance.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibits by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION: May 12, 1987

PASSED: May 21, 1987

EFFECTIVE: June 20, 1987

ATTEST: Anne J. Mason
Assistant CITY CLERK

Anne Reiden
MAYOR

Assistant CITY CLERK

P87-044

ORDINANCE No. 87-053

MAY 21 1987

5

