

The Village at Loomis

Planned Development

Specific Development Plan for PD Areas 1, 2 and 3

July 2017

Village at Loomis Planned Development

Specific Development Plan for PD Areas 1, 2 and 3

The Village at Loomis Planned Development (VLPD or Village) is a proposed mixed-use community with residential, mixed use, commercial, office, park and open space uses.

1. PD Boundaries

The VLPD includes 66.5± gross acres encompassing thirteen parcels: 043-080-007, -008, -015, -044; 043-092-036 and -037; 043-100-025 and -027, 044-094-001, -004, -005, -006 and -010; as shown on Figure 1.

2. Location

The 66.5±-acre Village is located northwest of the Interstate-80 (I-80)/Horseshoe Bar Road interchange in the Town of Loomis. The site is bounded by Laird Street on the northwest, the Sun Knoll, Day Avenue and Silver Ranch neighborhoods on the north, I-80 on the south and east and Horseshoe Bar on the west. King Road is located north of the site.

The site is located north of the Raley's Shopping Center and abuts Laird Street, Sun Knoll Drive, Day Avenue and Silver Ranch neighborhoods. The Laird Street and Sun Knoll Drive neighborhoods along the site's north boundary include half-plex residential units built in the 1970s. The Day Avenue and Silver Ranch neighborhoods are comprised of single-family residential units and were built in the 1960s and 1990s, respectively.

3. Village at Loomis Land Use Concept

The Village is a planned pedestrian-oriented, mixed use, infill development designed as a village with commercial, office, residential, parks and open space uses. The Village land uses would consist of 294 single-family dwelling units including 117 multi-family dwelling units, 44,000 square feet (sf) of commercial, 25,000 sf of office, a mixed use component consisting of 5,000 sf of commercial uses and seven residential units, parks, trails and open space and transportation improvements.

As a mixed-use enclave within a short walk of downtown, The Village would introduce uses and a residential population that will energize the downtown and place residents in close proximity to commercial, office, public and park and open uses. Commercial, office and mixed-use uses proposed in The Village around the Loomis Library & Community Learning Center would create a transition from the downtown to the project.

Figure 1 | Village at Loomis Planned Development Parcels



The Village implements the Town General Plan Housing Element goals of providing a variety of housing types and meeting regional housing obligations. Five residential housing types in the Village would expand the range of housing choices and densities available in the Town without creating land use incompatibilities that could occur if the uses were proposed at other locations in the Town.

The planned overall density and intensity of The Village project is significantly reduced from the vision of the project described in the 1992 Loomis Town Center Master Plan and less than what could be constructed under the site’s existing General Plan and Zoning designations. The reduction of intensity associated with The Village would result in fewer vehicle trips in the downtown area.

As an infill opportunity, The Village implements policy guidance from the Horseshoe Bar/King Road/I-80 Specific Plan (1989), Loomis Town Center Master Plan (TCMP) (1992), and the Town General Plan. The Village also implements portions of the Town’s Trails Master Plan and Bicycle Transportation Plan. Improvements are planned consistent with the Transportation Element that would serve The Village and improve the overall circulation in the downtown core area. In addition to meeting the goals and objectives of the Town General Plan, The Village meets the goals and objectives of the Sacramento Area Council of Government Sustainable Community Strategy.

4. Land Use Plan

The VLPD consists of eight land use areas known as districts. The Village land use plan is shown in Figure 2 and summarized on Table 1.

**Table 1
Village at Loomis Planned Development
Land Use Summary**

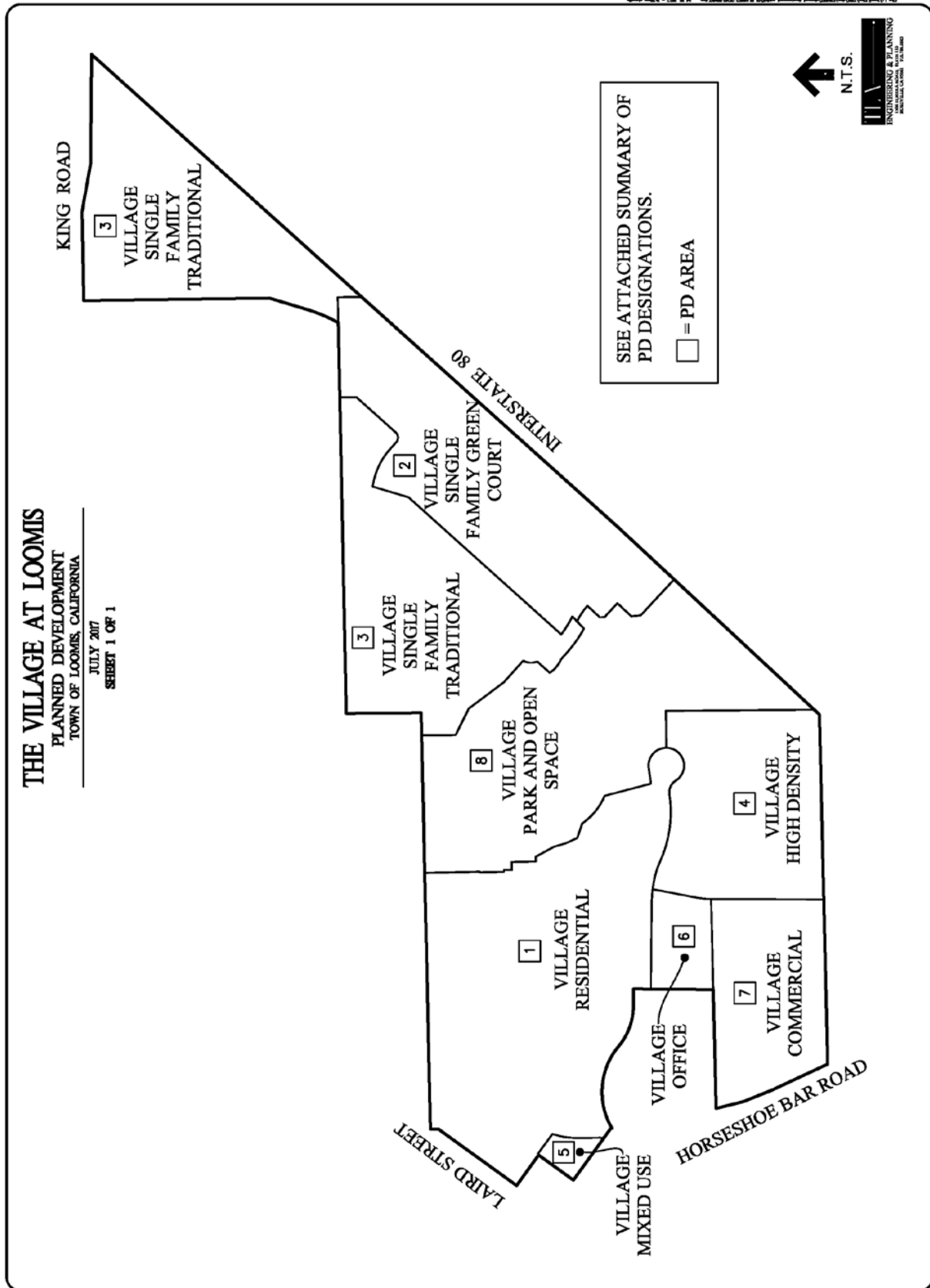
PD Land Use Designation	PD Area	Gross Acres ¹	Units	Density	Non-Residential Square Footage
Village Residential	1	14.9	143	9.6	
Village Single Family Green Court	2	9.6	64	6.7	
Village Single Family Traditional	3	16.8	87	5.2	
Village High Density	4	6.6	117	24.9 ²	
Village Mixed Use	5	0.4	7	17.5	5,000 sf commercial
Village Office	6	1.3			25,000 sf office
Village Commercial	7	4.9			44,000 sf commercial
Village Park and Open Space	8	12.0			
Total		66.5+	418		

1 Gross acreage includes roadways, parks, open space and detention areas.

2 Village High Density site net density is 24.9 units/acres (117 units/4.69 net acres).

The land use areas shown on PD land use plan (Figure 2) include park, detention and open space areas within residential parcels as shown on The Village Tentative Map.

Figure 2 | PD Land Use Plan



5. Planned Development Zone – Two-Step Implementation

Consistent with Section 13.29.030 of the Zoning Code, the PD district is established in two steps: the Preliminary Development Plan and the Specific Development Plan.

Preliminary Development Plan (PDP). Section 13.29.050 of the Zoning Code outlines the requirements for the PDP. The Village at Loomis Preliminary Development Plan (PDP) is dated July 2017.

Specific Development Plan (SDP). Section 13.29.080 of the Zoning Code outlines the requirements for the SDP. The SDP provides additional detail regarding the project, including sizes and arrangement of structures, site design, circulation and project design features. The Zoning Code requires that a SDP shall be presented to the Planning Commission with an application for development and/or prior to the approval and recordation of the Final Map.

This Special Development Plan (SDP) addresses three PD Areas:

- PD Area 1: Village Residential
- PD Area 2: Village Single Family Green Court
- PD Area 3: Village Single Family Traditional

The overall PDP area and the three areas included in this SDP are shown in Figures 3 to 6.

The remaining portions of the VLPD including PD Areas 4, 5, 6, 7 and 8 (Village High Density, Village Mixed Use, Village Office, Village Commercial, Village Park and Open Space), will require separate application(s) in the future to complete the SPD requirements of the PD zone.

Figure 3 | PDP and SDP Areas

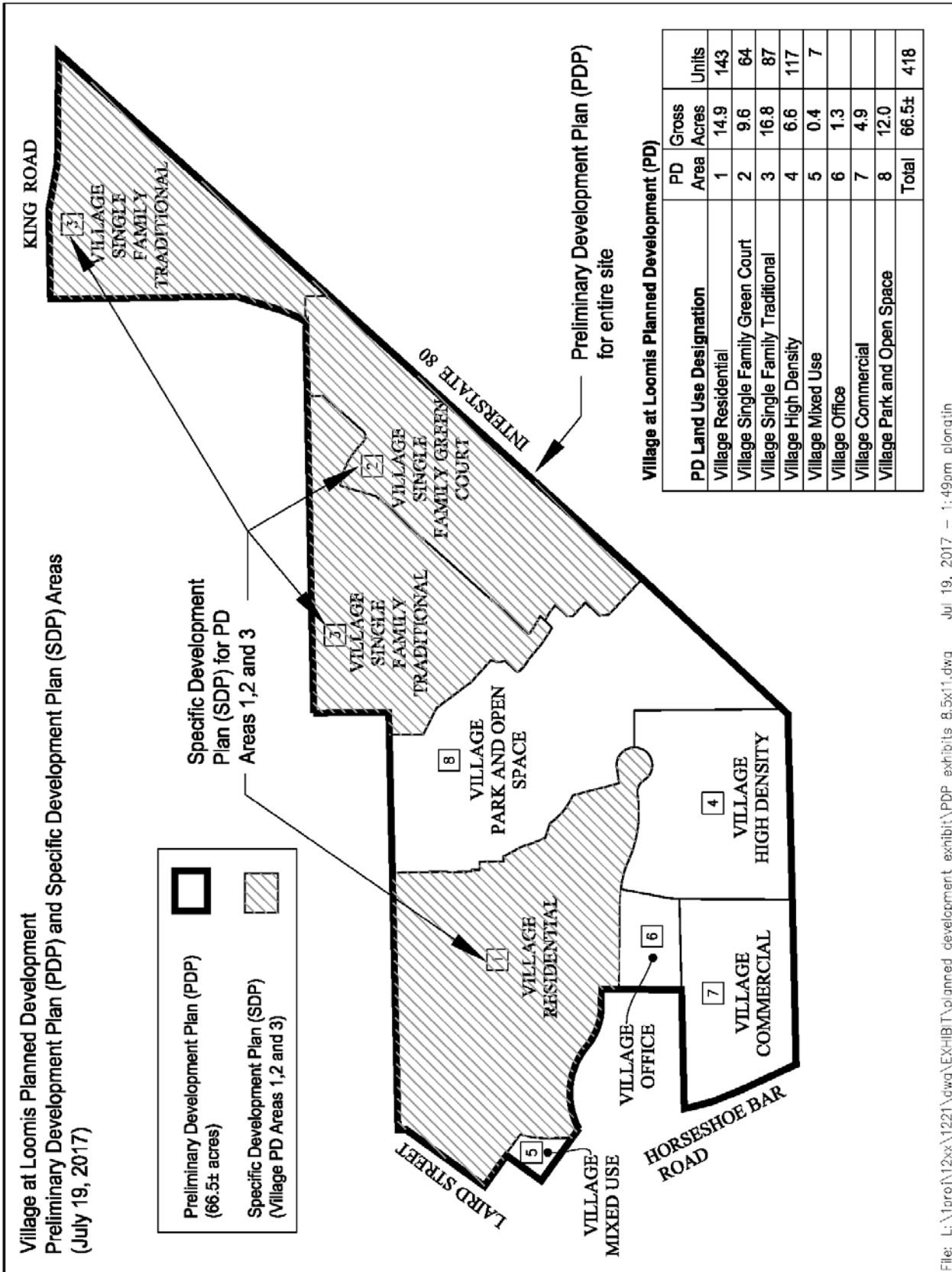


Figure 4 | Special Development Plan – PD Area 1
Village Residential

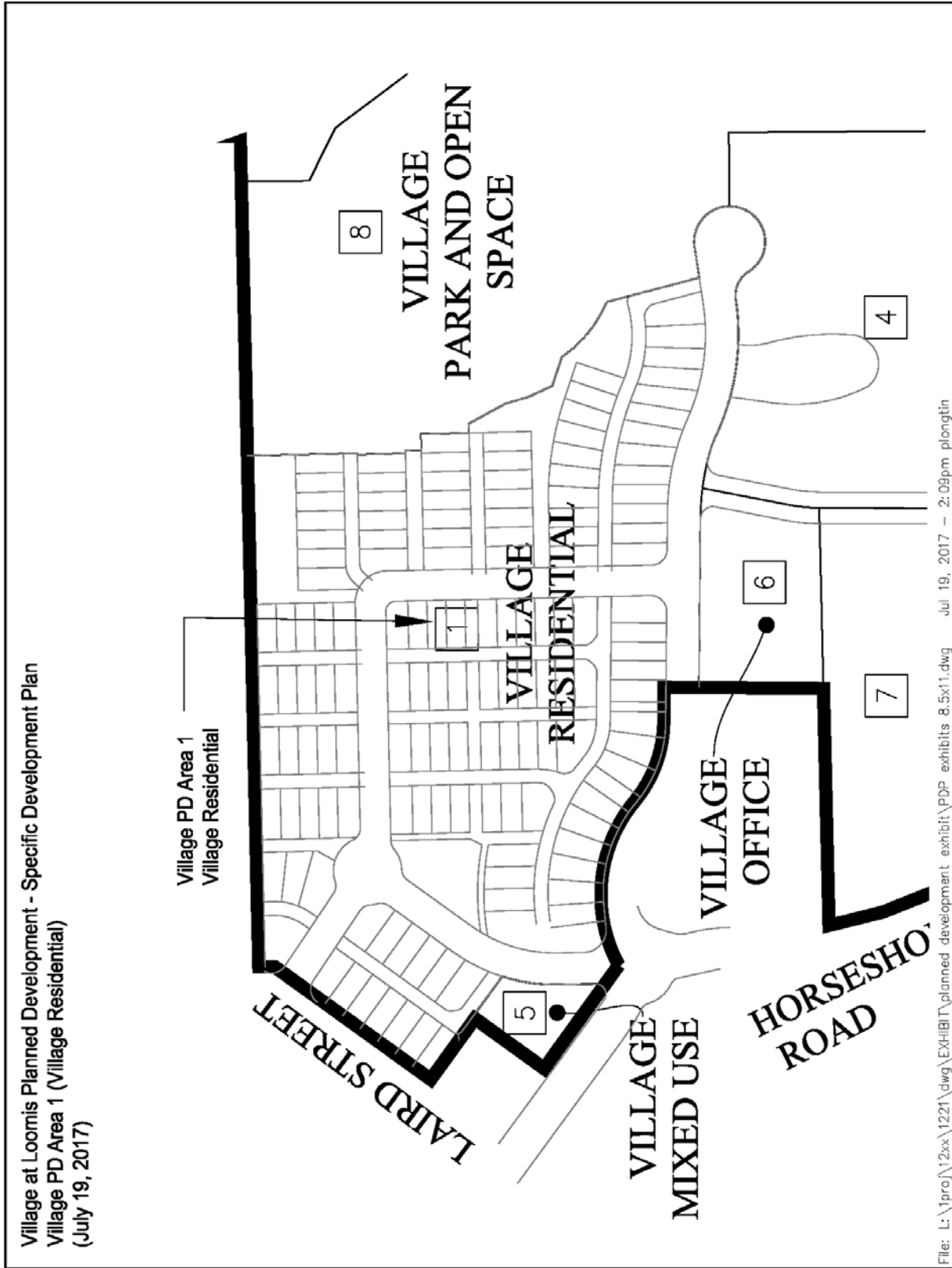


Figure 5 | Special Development Plan – PD Area 2
Village Single Family Green Court

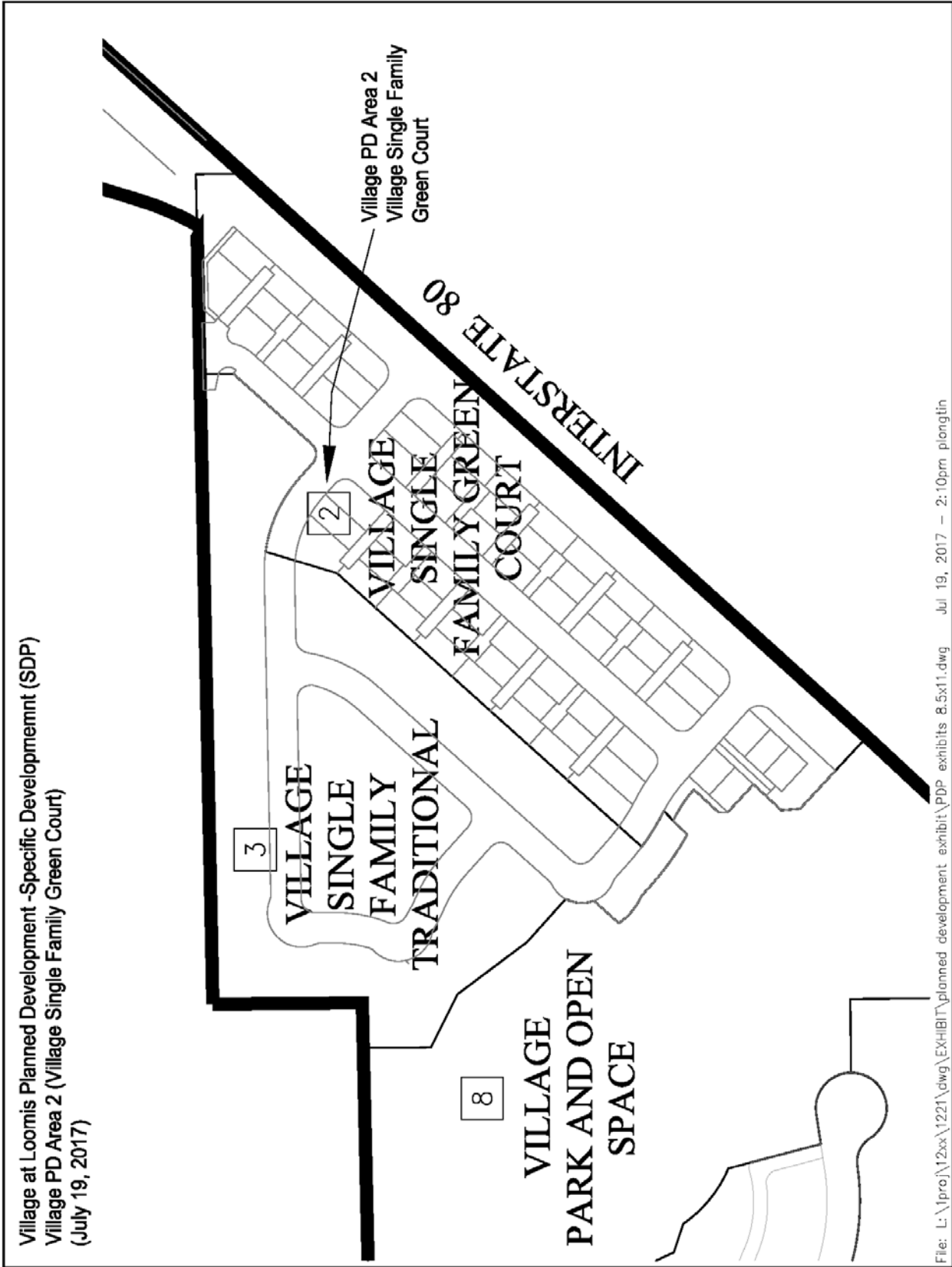
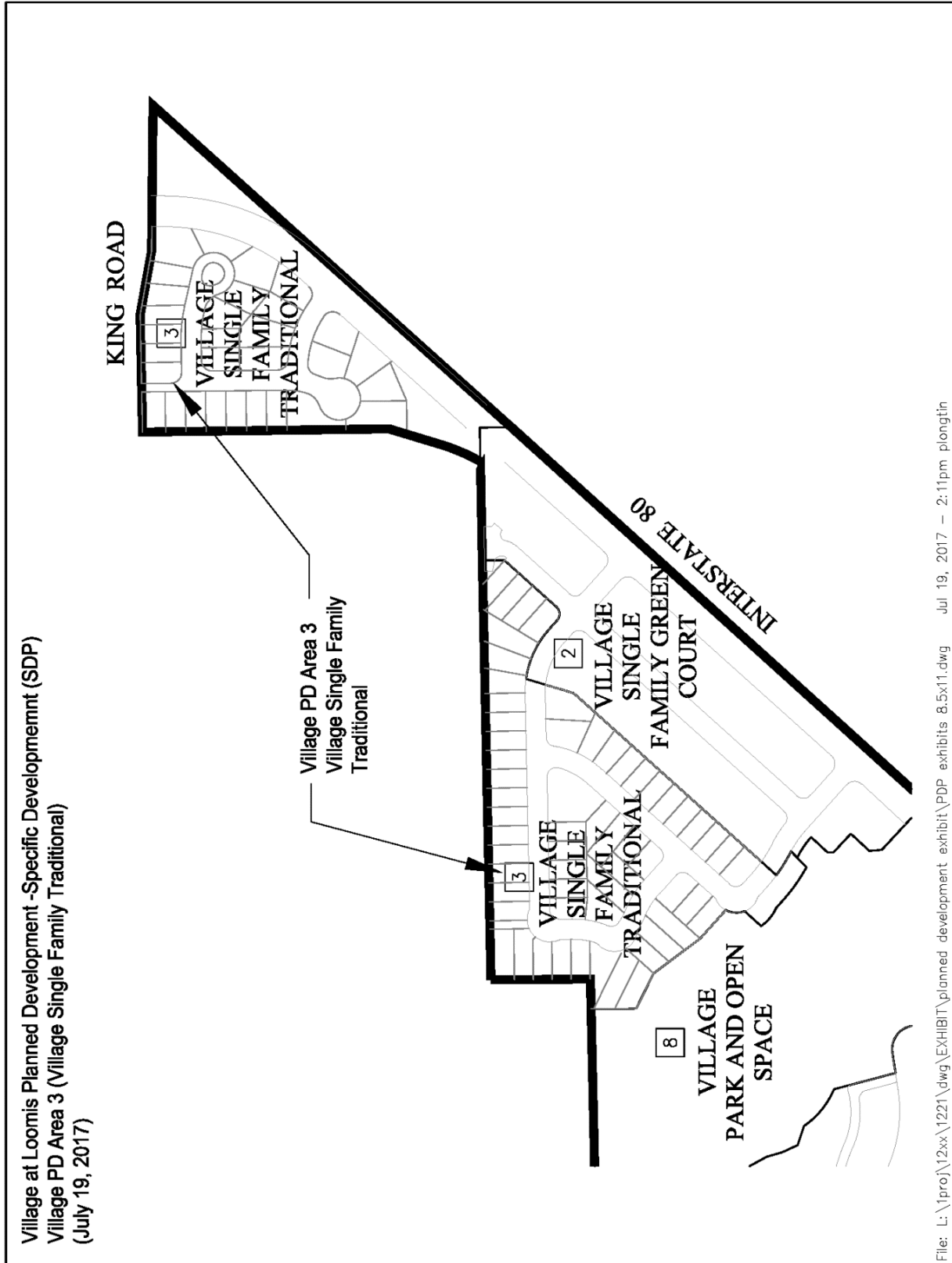


Figure 6 | Special Development Plan – PD Area 3
 Village Single Family Traditional



6. Specific Development Plan (SDP) Components

Section 13.29.080 of the Zoning Code outlines the requirements for the SDP. The required components of the SDP are addressed as listed below:

SDP Requirements Zoning Code Section 13.29.080	SDP for PD Areas 1, 2, 3 Information Components
1. <i>The boundaries of the specific development plan.</i>	The boundaries of the Specific Development Plan are shown on Figures 3-6 of this SDP.
2. <i>The size and location of all public utility easements.</i>	The size and location of public utility easements are shown on The Village Tentative Map.
3. <i>The location and width of all streets, sidewalks, bike trails, pedestrian paths, or other areas used for the conveyance of vehicular, pedestrian, bicycle, equestrian or other traffic.</i>	The circulation system for the VLPD is shown on The Village Tentative Map. The Tentative Map identifies location of streets and sidewalks. The locations of pedestrian paths and trails are shown in The Village EIR.
4. <i>The typical location of individual residential structures and the location of multi-family, business commercial or other structures.</i>	The VLPD land use plan is described in Section 3 of the PDP and in Section 4 and shown on Figure 2 of this SPD. Lotting plans for residential areas are shown on The Village Tentative Map.
5. <i>The number of units per gross acre.</i>	The number of units per gross acre for each PD Area is shown in Table 1 of The Village PDP.
6. <i>The general landscaping features.</i>	Landscaping features are described in Section 2 of The Village Design Guidelines (Appendix B of the PDP).
7. <i>The location and size of any proposed park or recreational area, and an indication of whether or not the same is to be publicly or privately owned.</i>	The central open space area is identified on the VLPD Land Use Plan (Figure 2) of this SDP. Open space and park areas are identified on The Village Tentative Map.
8. <i>The location of any public facilities, including but not limited to fire stations, school sites, utility substations or other facilities.</i>	Public facilities, including open space and parks are shown The Village Tentative Map.
9. <i>The location of parking areas.</i>	Parking requirements are described in The Village Development Standards (Section 7 and Appendix A of the PDP).
10. <i>The location and screening of refuse disposal areas.</i>	Locations and screening of refuse disposal areas are subject to the requirements of Zoning Code Section 13.30.100. PD Areas 1, 2, and 3 are single-family residential villages and refuse disposal will be managed with refuse totes and curb-side pick-up.
11. <i>Major points of vehicular access to and from multi-family, business and commercial structures.</i>	The circulation system for the VLPD is shown on The Village Tentative Map.
12. <i>The location and size of all fencing or screening.</i>	Fencing and screening of refuse disposal areas is subject to the requirements of Zoning Code Section 13.30.040. Screening is addressed in Section 2 of The Village Design Guidelines (Appendix B of the PDP).
13. <i>A designation of the use of all open space, whether publicly or privately owned, and the person or group responsible for its maintenance.</i>	The central open space area is identified on the VLPD Land Use Plan (Figure 2) of this SDP. The open space will be public. The Village Development Agreement addresses maintenance of public

	improvements, including open space.
<i>14. The location and size of and proposed signs, exclusive of traffic-control and street signs.</i>	Consistent with the VLPD Design Standards, signs shall be located and sized consistent with Zoning Code Section 13.38 (Signs).
<i>15. Contour lines at intervals designated by the town engineer.</i>	Contour lines for the site are identified on The Village Tentative Map.
<i>16. Such other and further information as the planning department or the planning commission may deem necessary.</i>	Information required by the Planning Department has been included in the PDP, SDP, Design Guidelines, Development Standards, Tentative Map and Development Agreement.