Land Use Change Requests I-80 NW Area:

Map: Site #12

Location: 043-080-008 – northeastern parcel within the Hidden Grove Application

Change Suggested by Non-owner

Request: 4/20/21 by member of the public:
Asked about the use of the property at King Road near the freeway that converted to RS zoning from CO, asked about the use and density proposed for this triangular parcel, voiced concern that high density would not fit in the area. NOTE: this area is designated RM, and zoned CO.

Water Service: Main Line along western property up to King from Eldon Avenue.
Sewer Service: Main lines on King and at Silver Ranch Avenue.

Surrounding Land Use Designations: RE and P to the north, RM to the west. Bound by I-80 to the south and east

Assessment: This parcel is part of the Hidden Grove application and should not be changed at this time as any changes would be evaluated during the application review process.

Map: Site #16

Location: 043-100-025-000 located at 6045 Horseshoe Bar Road.

Change Requested by Owner

Request: 6/10/21 by Vinal Perkins (owner) – change from TC to GC:
The Raley's next door is GC (general plan) and CG (zoning)

Water Service: Main Line on Horseshoe Bar Road and at Raley's center.
Sewer Service: Main Line on Horseshoe Bar Road and at Raley's center.

Surrounding Land Use Designations: TC immediately north and west, RH immediately east, and GC immediately south.

Assessment: There is water and sewer service. This change would switch from one type of commercial designation to another and is contiguous with both types of commercial designation. Both allow for mixed-use development, but TC distinctly indicates the residential use would need to be on a second or third floor, whereas GC allows medium density residential as part of a mixed-use structure or as site development and provides more leeway.

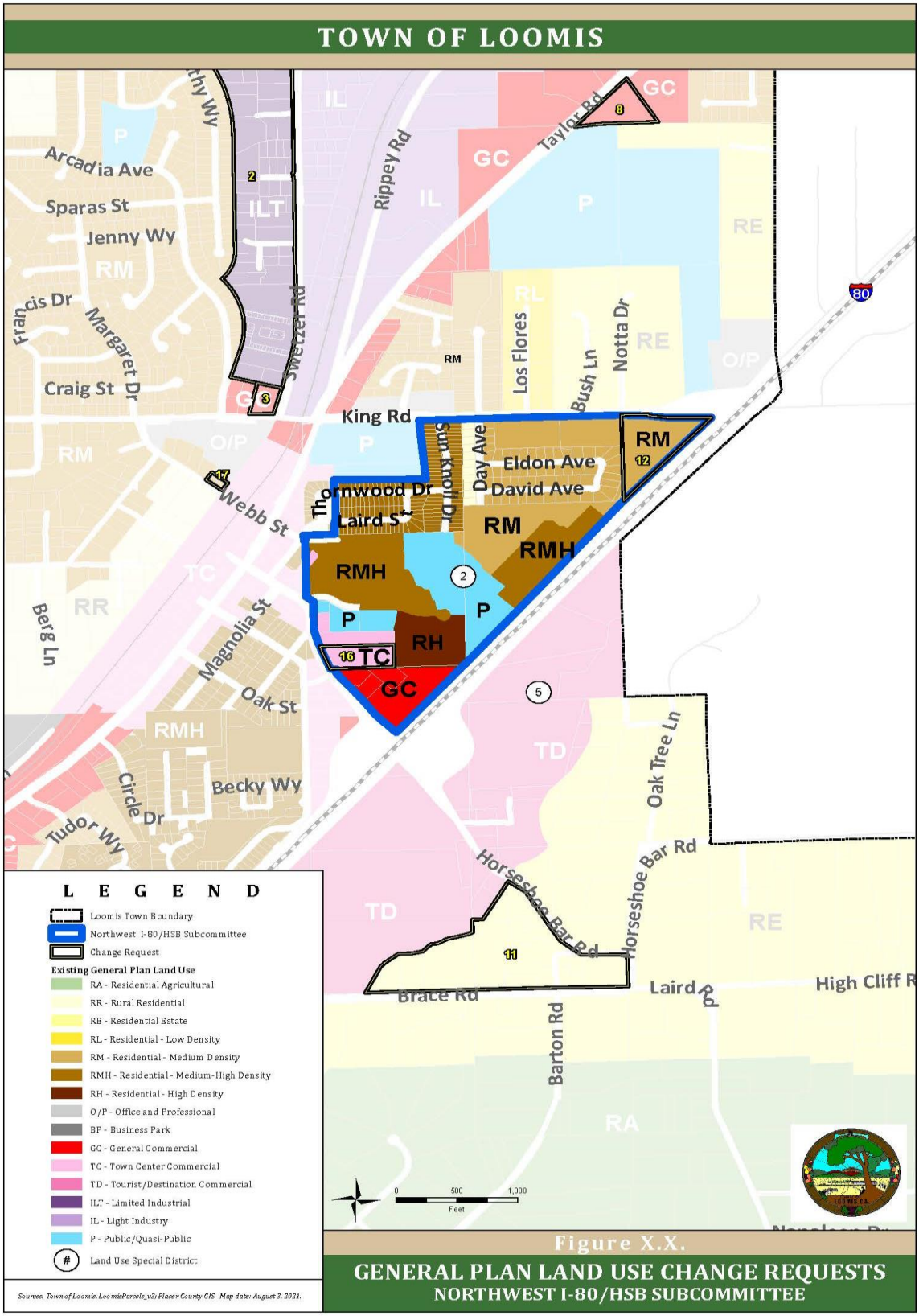

Figure X.X.

GENERAL PLAN LAND USE CHANGE REQUESTS
NORTHWEST I-80/HSB SUBCOMMITTEE

TOWN OF LOOMIS

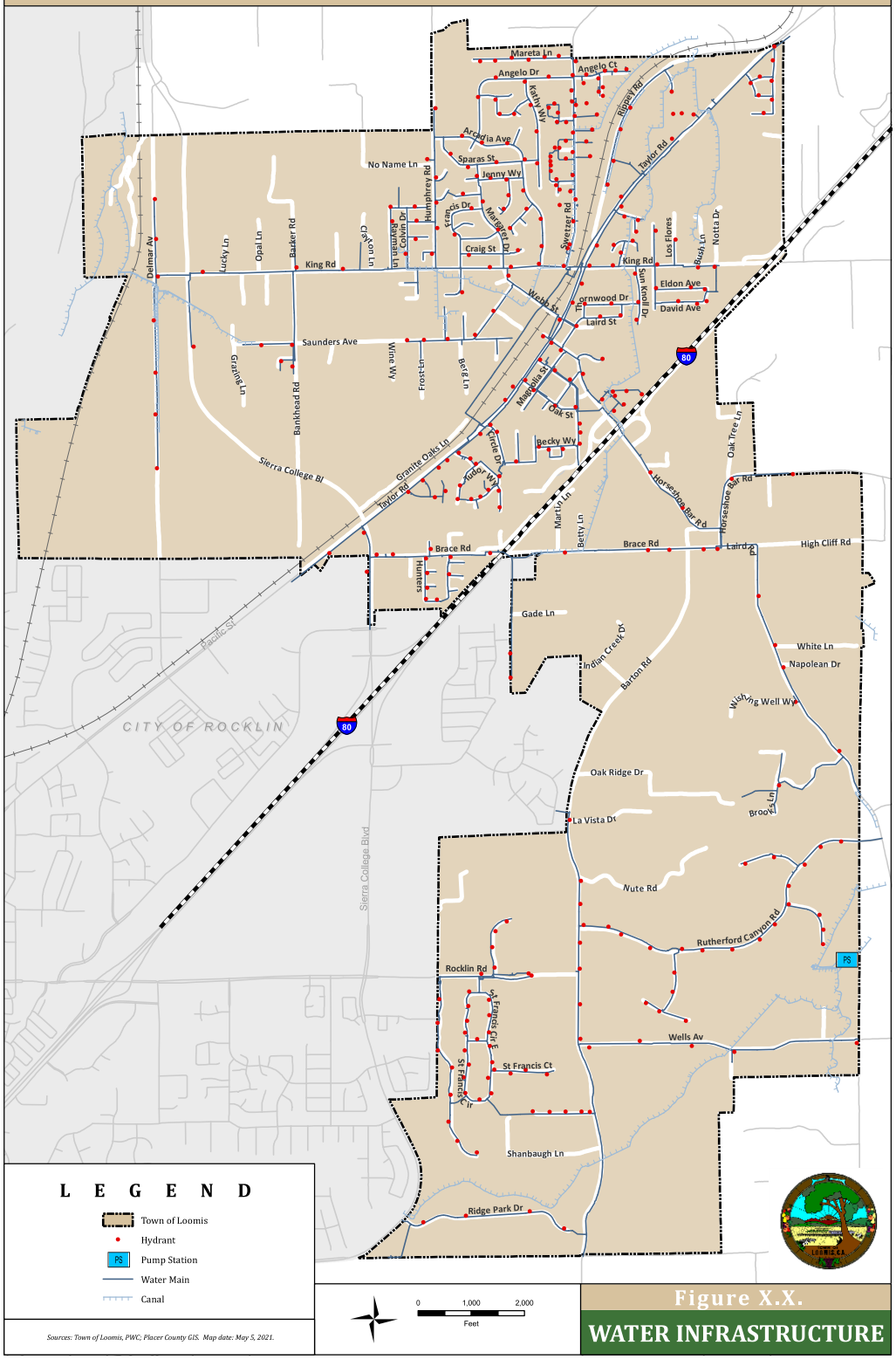

Figure X.X.

WATER INFRASTRUCTURE

Interactive Sewer Map can be found here:
https://spmud.maps.arcgis.com/apps/webappviewer/index.html?id=6179a87a0d1b4f9e84027e1f1cb40648