

## **Land Use Change Requests Sierra College Boulevard Area November 2:**

### **Map: Site #21**

**Location:** 044-121-002 - BP triangle 3850 Granite Oaks Drive

### **Change Suggested by Owner After Meeting with Town Staff**

**Request:** 6/3/21 by Ralph Trimm (non-written - verbal request during meeting with staff): He is supportive of the BP land use designation change to Rural Residential (RR) with 40,000 sq.ft. min lot sizes, although he would be more interested in a higher density application, Residential Single Family (RS) like RS-20 or less. He also mentioned that during the 2001 GP Update an at grade RR crossing was feasible at this location to Taylor Road (across from Shawn Way) if we discontinued the Webb Street crossing. At least at that time, the RR would entertain the addition but the Webb Street at grade crossing would have to be eliminated.

**Water Service:** Nearest main is in Taylor Road and at an extension from Taylor across the RR near Berg Lane.

**Sewer Service:** There is a sewer main that appears to run along the boundary between the RE and BP and RR clusters of parcels.

**Surrounding Land Use Designations:** The BP Triangle is surrounded by RE to the west, RR to the north and GC to the south and east. It is also bound by the RR track.

**Assessment:** The BP parcel is landlocked and would require a frontage road access along the RR track to Sierra College Boulevard (Granite Oaks Lane) or access to Bankhead Road. Altering the parcel to an RR designation would be in keeping with the adjacent designations to the north. This may also serve as a transition area from GC to RR/RE if designated RL, if there are not other environmental concerns preventing smaller lots than RR.

## Map: Site #22

**Location:** 030-090-031 and 030-100-014- 4742 Saunders Ave. 11 acres & 0.6 acres

### Change Requested by Owner After Receiving Designation Change Suggestion Notice

**Request:** 9/15/21 by David Ficker:

“Increase density size. 1) All adjacent properties have higher densities. 2) Have lost a number of sales. 3) Need to change lot lines (split) more than once. Can’t make reasonable split. Lot line adjustments do not make financial sense.” This request was received in response to the Town’s letter indicating a suggestion was made to change the land use designation on these properties (along Sierra College Blvd.). Mary Beth spoke with Mr. Ficker and he indicated he would like the parcels to change from RA to RE. He indicated connection to water/sewer would not be an issue as lines are nearby at the driveway access on Saunders.

**Water Service:** Nearest main lines are in Saunders and Sierra College Blvd. at the north end of the parcel. No main line in Sierra College Blvd where this parcel fronts the road, but the line in Saunders could be accessed or the line in Sierra College Blvd extended.

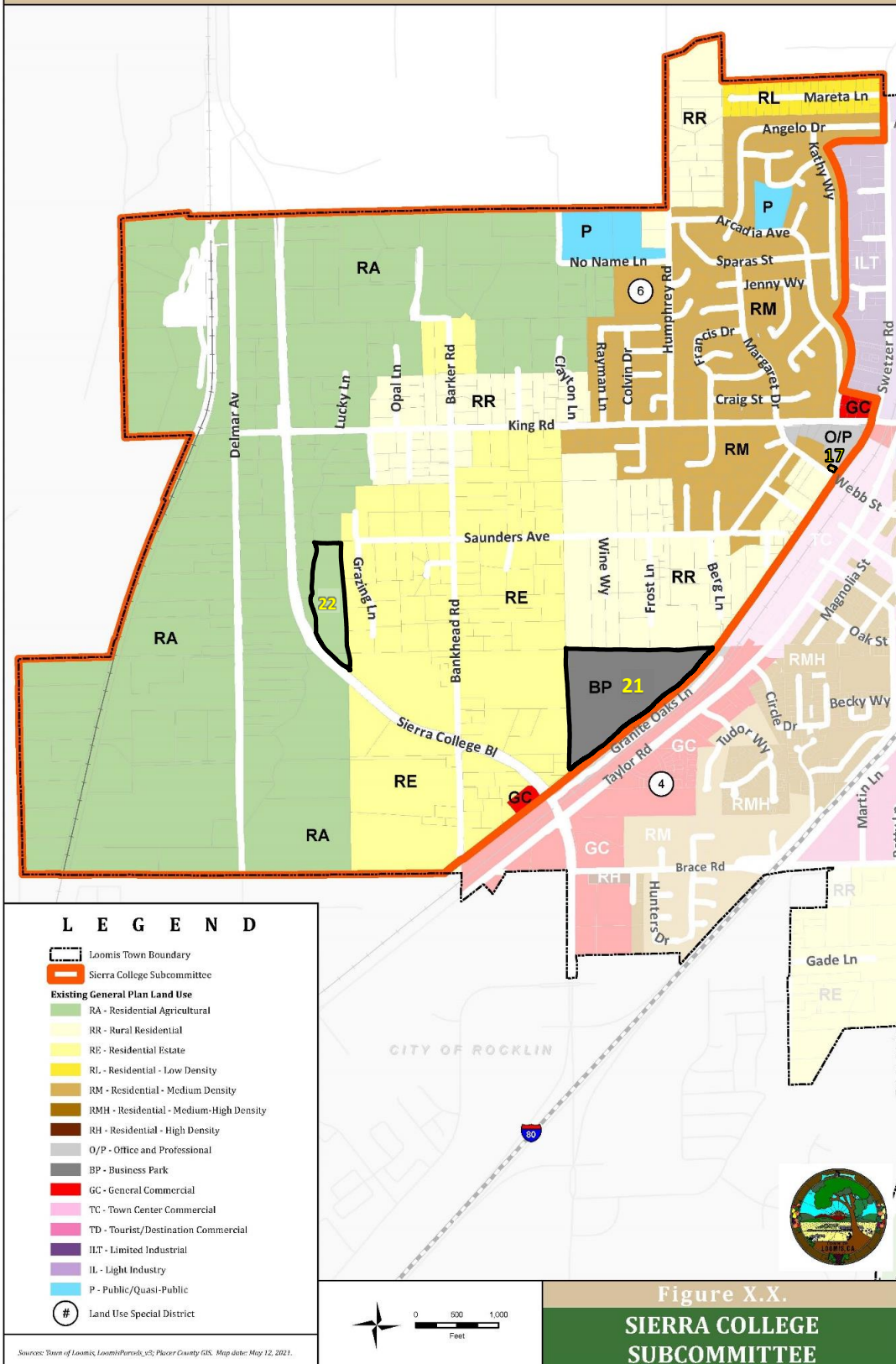
**Sewer Service:** There is a sewer main nearby at Grazing Lane that could be extended via the driveway access at Saunders.

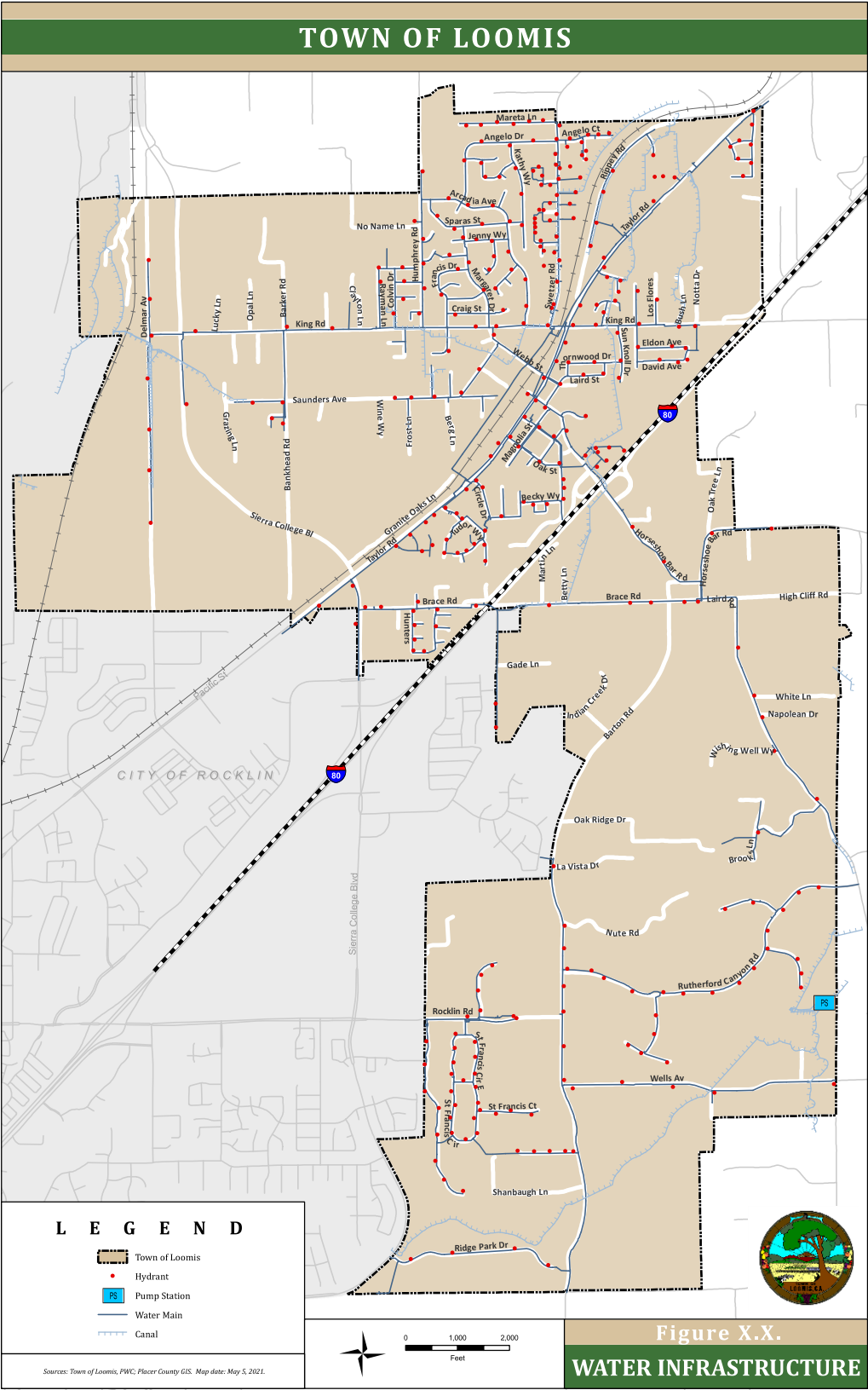
**Surrounding Land Use Designations:** RE to the east, RA to the north, south and west.

**Assessment:** The RA to RE change would allow for 2.3 acre lots. Instead of two parcels, which the owner indicates is not financially feasible, this land could be split into 5 parcels. Altering the parcel to an RE designation would be in keeping with the adjacent designations to the west. No “island” would be created as the RE designation is contiguous with these parcels. This change would continue to serve as a transition area between RE and RA. The smaller triangle parcel is too small for the RA or RE designations. As RE, the lots would still be large and could connect to water/sewer. The main driveway is on Saunders. The frontage of the lots on Sierra College Blvd. is fairly small in comparison to the rest of the parcel, with an existing small driveway south of Antelope Creek. Antelope Creek is located at the western boundary of the parcel.

Sierra College Blvd is a two-lane arterial per the General Plan Circulation Element. The Town’s Subdivision Code indicates residential direct driveway access from an arterial is not permitted (*14.36.020 General access requirements. F. Direct driveway access shall not be permitted to arterial or collector streets for single-family lots. [Ord. 185 § 1, 1998]*). Since existing primary access is via Saunders, access via Sierra College Blvd is not required.

# TOWN OF LOOMIS





Interactive Sewer Map can be found here:

<https://spmud.maps.arcgis.com/apps/webappviewer/index.html?id=6179a87a0d1b4f9e84027e1f1cb40648>