

WILLIAMSON RANCH SPECIAL PLANNING AREA

501-140. **INTENT.** It is the intent of the Board of Supervisors in adopting this Special Planning Area Ordinance to provide for the eventual development of the site in a manner which is compatible with the existing single family residential neighborhood which surrounds the property, while recognizing the aesthetic and historical value of the site.

501-141. **GENERAL DEVELOPMENT PLAN.** Prior to any development, grading, or tree removal on the site, a general development plan shall be prepared by the property owners and submitted to the Planning Department for review. The plan shall be processed through the Project Planning Commission to the Board of Supervisors for approval. The general development plan shall be consistent with criteria established below and shall include, but is not limited to, the proposed location of structures, driveways and open space, and shall indicate specific trees to be removed. Public notice of the time and place of public hearings pertaining to the general development plan review shall be sent to all property owners within 500 feet of the boundaries of the site, as provided in Section 115-14 of the Sacramento County Zoning Code. Upon approval, the general development plan shall be deemed a part of this Ordinance for all purposes.

501-142. **REVIEW BY APPROPRIATE AUTHORITY.** Development may not take place on any property within the area described in Section 501-146, except that it conforms to the approved general development plan and the development criteria and is approved by the Planning Director. Any decision of the Planning Director may be appealed to the Zoning Board of Appeals, as provided in the Zoning Code.

501-143. **PERMITTED USES.** This Special Planning Area may include residential uses or commercial uses of a nonretail nature. Wholesale and retail sales are expressly prohibited. The intensity of development for permitted uses shall be regulated by the provisions below.

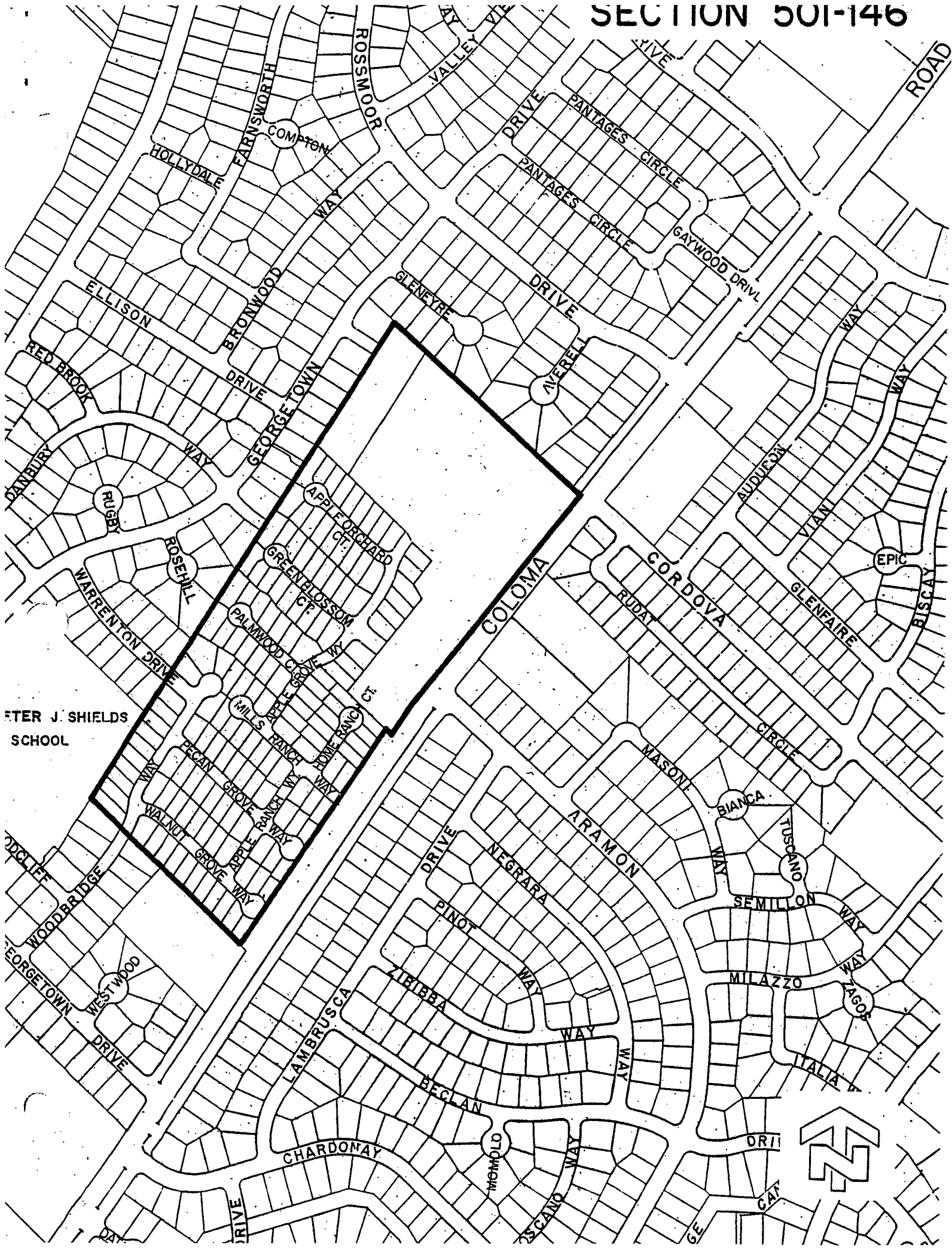
501-144. **DEVELOPMENT AND PERFORMANCE STANDARDS.**

- (a) The development shall not generate traffic above the amount that would be generated by residential development of ten dwelling units per acre.
- (b) The minimum setback from Coloma Road shall be 25 feet. The area of the setback shall be fully landscaped with live landscaping.
- (c) Building shall not exceed 30 feet in height (2 stories), except that no structure which abuts existing single family residential development along the north, west, and east boundaries of the Special Planning Area shall exceed one story in height.
- (d) The development shall have a maximum of three vehicular access points onto Coloma Road and only single family residential traffic is permitted onto the presently abutting residential streets. Pedestrian access to Coloma Road shall be provided in a manner which minimizes walking distance to bus stops.
- (e) A permanent all-weather marker shall be installed on the site indicating the historical value of the Williamson Ranch in the history of Rancho Cordova.

- (f) If commercial uses are developed, only one monument sign, not to exceed eight (8) feet in height and 36 square feet in area, is permitted.

501-145. FINDINGS.

- (a) The area which encompasses this Special Planning Area is the last remaining portion of the Williamson family ranch, which was established on the site in the 1850's. In addition to its historic value, the property has aesthetic value due to the mature fruit and nut orchard which exists on the site.
- (b) The unique historic and aesthetic qualities of the site would not be adequately protected if development were to be permitted according to standards of the adopted residential and commercial land use zones.
- (c) The site, which consists of 36± acres, is sufficiently large to accommodate urban uses in a manner sensitive to the site's special characteristics while allowing development which is compatible with the existing intensity of development in the vicinity.
- (d) The uses permitted and development criteria described herein provide for a reasonable use of the land and will not result in undue hardship on property owners within the Special Planning Area.



STER J. SHIELDS
SCHOOL

