

## **RESOLUTION NO. 2009-092**

Adopted by the Sacramento City Council

February 17, 2009

### **ACCEPTING THE DEVELOPMENT PROGRAM, CONCEPTUAL PLAN AND DESIGN GUIDELINES FOR THE FLORIN ROAD LIGHT RAIL STATION AREA (M03-013)**

#### **BACKGROUND**

The Florin Station Plans:

- A. Applies to the parcels highlighted in Exhibit A around the Florin light rail stations in South Sacramento; and
- B. Present a strategic opportunity to transform the South Sacramento community into a vibrant, mixed-use transit district; and
- C. Supports the General Plan's Vision and Guiding Principals; and
- D. Maintains consistency with the SACOG Blueprint and its Growth Principles; and
- E. Supports city policy to promote alternative modes of transportation; and
- F. Supports city policy to revitalize commercial corridors; and
- G. Provides broad community participation in order to gather the opinions of those residing both inside and outside the project boundaries; and
- H. Promotes improved mobility and circulation of all transportation modes in the project area.

#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. The Florin Station Plan comprised of the development program, concept plan and urban design guidelines is accepted as the guiding vision for development on parcels within the quarter-mile radius around the Florin Road light rail station platform.

#### **Table of Contents:**

Exhibit A – Map of the Florin Light Rail Station Plan Area  
Exhibit B – Development Program  
Exhibit C – Key Map

Adopted by the City of Sacramento City Council on February 17, 2009 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Johnson.

Noes: None.

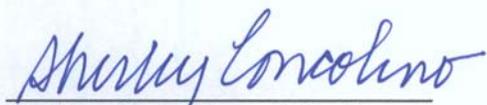
Abstain: None.

Absent: None.



Mayor Kevin Johnson

Attest:



Shirley Concolino, City Clerk



Exhibit B

FLORIN STATION PROGRAM									
ZONE	Acres	Residential Uses			Non Residential Uses		Open Space Acreage		
		Building Type	Base	Max	Land Use	SqFt	Factor	Demand	Provided
A	5.0	Townhouses	30	30			0.0075	0.23	
		Townhouses over Flats	6	6			0.0075	0.05	
		Flats	6	6			0.0056	0.03	
		Medium Density Apts/Condos	90	126			0.0044	0.40	
		Apts/Condos over Retail	36	54			0.0044	0.16	
					Retail	5,250			
B	5.7	Townhouses over Flats	26	26			0.0075	0.20	
		Flats	26	26			0.0056	0.15	
		Duplexes	28	28			0.0075	0.21	
						Parks	11,500		0.26
C	1.4				Parks	41,000		0.94	
D	1.4				Parks	41,000		0.94	
E	3.0	Townhouses	12	12			0.0075	0.09	
		Townhouses over Flats	7	7			0.0075	0.05	
		Flats	7	7			0.0056	0.04	
		Apts/Condos over Retail	40	60			0.0044	0.18	
						Retail	7,500		
F	3.4	Townhouses	6	6			0.0075	0.05	
		Townhouses over Flats	12	12			0.0075	0.09	
		Flats	12	12			0.0056	0.07	
		Medium Density Res	80	112			0.0044	0.35	
						Greenways	8,800		0.20
G	0.9				Civic Center	10,000			
H	1.6				Plaza	45,000		1.03	
I	4.7	Medium Density Res	70	98			0.0044	0.31	
		Live/Work Loft Houses	32	32			0.0056	0.18	
						Greenway	15,000		0.34
						Retail	20,500		
J	2.8				Parks	87,000		2.00	
K	3.9	Townhouses over Flats	38	38			0.0075	0.29	
		Flats	38	38			0.0056	0.21	
		Medium Density Res	50	70			0.0044	0.22	
						Parks	10,500		0.24
L	6.1	Townhouses over Flats	57	57			0.0075	0.43	
		Flats	57	57			0.0056	0.32	
						Parks	17,500		0.40
M	3.7				Commercial		Redevelopment		
N	7.8				Commercial		Redevelopment		
O	1.8	Townhouses over Flats	16	16			0.0075	0.12	
		Flats	16	16			0.0056	0.09	
P	4.3	Townhouses over Flats	45	45			0.0075	0.34	
		Flats	45	45			0.0056	0.25	
		Medium Density Res	30	30			0.0044	0.13	
						Parks	5,500		0.13
Total	57.5		918	1072				5.20	6.49
Gross DU/Acre			16.0	18.6					

