



City Council Report

Subject: Placer Creek Apartments

General Development Plan Amendment, PDG2022-0005
Rezone, Z2017-0006

Date: December 13, 2022

Submitted by: David Mohlenbrok, Community Development Director
Bret Finning, Planning Services Manager
Dara Dungworth, Senior Planner

Department: Community Development Department

Recommendation

Move To Adopt An Ordinance Of The City Council Of The City Of Rocklin Amending The Northwest Rocklin General Development Plan And Rezoning An Approximately 10.4 Acre Site From Planned Development Commercial (PD-C) And Planned Development Business Professional (PD-BP) To Planned Development 22 Minimum Dwelling Units Per Acre (PD-22+) (PLACER CREEK APARTMENTS / PDG2022-0005 and Z2017-0006)

Summary

On October 25, the City Council considered the proposed Ordinance Amendment and Rezone as part of a review of the Placer Creek Apartments project, which also included a Mitigated Negative Declaration and Design Review (DR2017-0006).

After receiving one public comment and following deliberations, the City Council voted 5-0 to approve the Mitigated Negative Declaration and the Design Review. The City Council also voted 5-0 to introduce, waive the full reading and read by title only, an Ordinance of the City Council of the City of Rocklin to amend the Northwest Rocklin General Development Plan and to rezone an approximately 10.4 acre site from Planned Development Commercial (PD-C) and Planned Development Business Professional (PD-BP) to Planned Development 22 Minimum Dwelling Units per Acre (PD-22+). A second reading (title only) is necessary for the adoption and passage of the ordinance. Pursuant to the Conditions of Approval for each of the other entitlements, the entitlements shall not be considered valid and approved unless and until the General Development Plan and Rezone have been approved.

For further information regarding project details, see the October 25, 2022 City Council Staff Report for this project (**Attachment 1**).

Project Site Location/Description

The subject property is generally located on the southeast corner of the intersection of Whitney Ranch Parkway and University Avenue. The Assessor’s Parcel Numbers are 017-084-001 and 017-084-011. See **Figure 1.**

Figure 1. Project Site



Applicant/Owner

The applicant is Tiffany Wilson with RSC Engineering. The property owner is Cole Partners Development Company.

Recommendation

Approve the second reading (title only) of the ordinance to confirm its adoption and passage.

Attachment

Attachment 1 – October 25, 2022 Planning Commission staff report