



COLLEGE PARK



General Development Plan

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Chapter 1 Introduction

The College Park Plan Area vision is founded on a powerful yet simple concept: connection. Our connections to each other and our environment not only shape who we are as individuals, but also shape our community. There is no formula to design a perfect community, but there are many strategies in land planning and urban design that can be utilized to establish strong connections to our built and natural environments, as well as foster social interaction within a community.

The design of College Park seeks to lay a strong foundation for these connections, starting with the Plan Area's parks and open space network. Not only do Parks and Open Space land uses account 25% of the plan area, but provide for a diverse neighborhood. Wetlands and creeks define the landscape along with oak woodlands at the north, which then transition to an actively programmed park and community Clubhouse at the heart of the Plan Area. Internal meandering trails connect the central park and open space network, and these trails in turn connect to the sidewalks of the surrounding residential areas, offering multiple possibilities for future residents to connect to their surrounding environment.

The design and location of the residential uses in College Park also serve the overall vision of connection. The residential areas of College Park provide a diverse range of housing, including traditional single-family homes, small lot single-family homes, stacked flats, market rate apartments, and affordable senior housing. The goal of providing a diverse range of housing types throughout the plan area is to create a community that is more accommodating to various household income levels than a traditional subdivision. This in turn produces a diverse neighborhood that supports people at all stages of life: students, young professionals, growing families, empty-nesters, retirees, seniors, etc. All at different stages of life living amongst each other, and the connections they will make as neighbors, will be the foundation of the neighborhood's identity.

College Park's vision seeks not only to connect future residents to each other, but also to connect them to the surrounding larger community, including the Sierra College Campus. Due to its highly visible location, the General Commercial parcel at the northeast corner of Rocklin Road and Sierra College Boulevard is envisioned to have convenient neighborhood commercial services. The Business Professional/Commercial parcel at the southeast corner of Rocklin Road and El Don Drive is envisioned to provide institutional, medical, office and small scale retail uses that will compliment and connect the project to Sierra College. These areas will serve an important need for College Park residents, Sierra College Students, and the surrounding community.

This document establishes vital development criteria for the College Park Plan Area to ensure that the project vision of connecting residents to each other, their surroundings, and their community as a whole, is fulfilled.

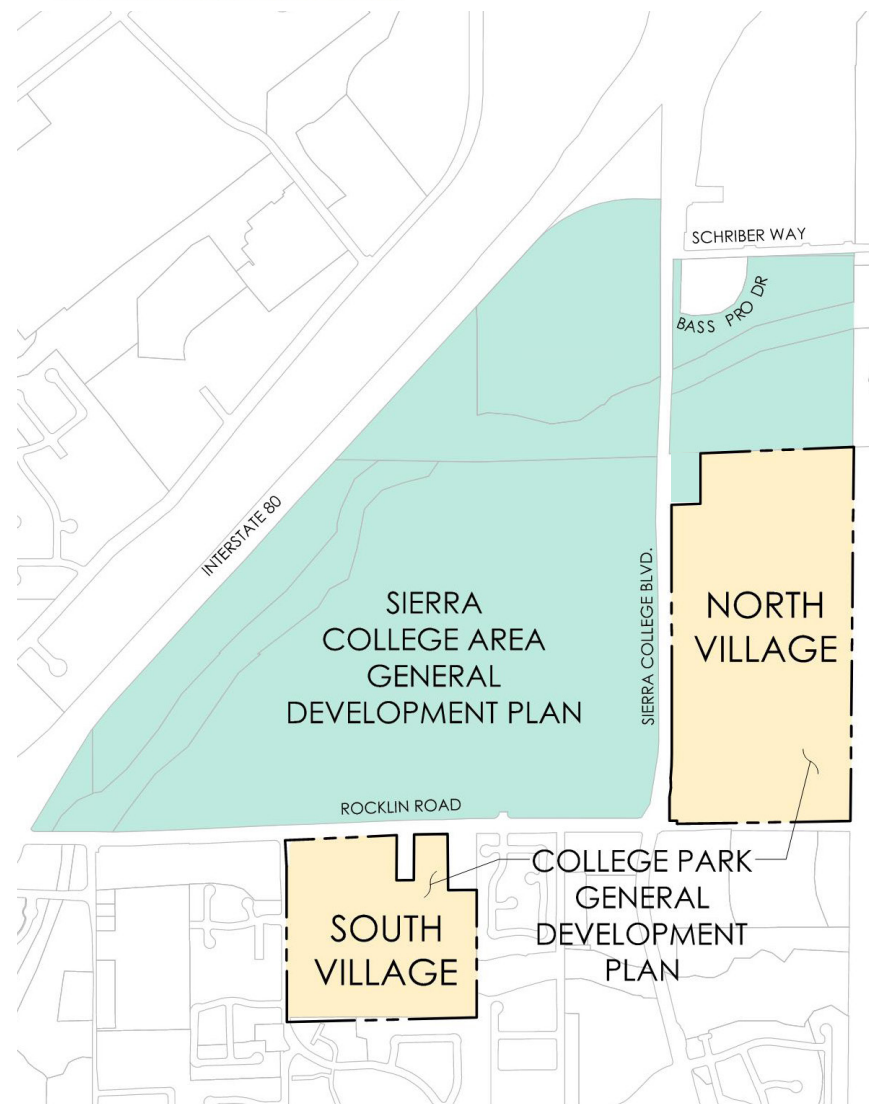
1.1 Background + History

College Park is a Planned Development (PD) featuring parks, open space and trails surrounded by residential, retail, office, medical, and institutional uses. The College Park project area is 108.4 acres and comprised of two sites – the North Village (72.6 acres) and the South Village (35.8 acres). Both properties were owned by Sierra College, and the North Village was part of the Sierra College Area General Development Plan.

For years, the potential of the North and South Village sites has been envisioned for development to economically benefit Sierra College and its educational mission. The College's Facilities Master Plan, adopted by the Trustees in 2014, describes and illustrates the long-term vision of facility planning at its Rocklin campus, and does not designate the College Park sites for campus uses. Instead, the Facilities Master Plan designates the sites for revenue generation to benefit the College's students, programs, and facilities.

In 2015, the Trustees initiated a process to identify a developer for the College Park project and declared the sites as surplus property in 2016. The following General Development Plan establishes the mix of land uses and development standards for this new neighborhood.

Figure 1: **Background + History**



1.2 Purpose of General Development Plan

A General Development Plan is a detailed planning document that defines the development criteria for a project area. Chapter 17.60 of the Rocklin Municipal Code establishes a Planned Development process as a "means to provide for greater flexibility in environmental design than is provided under the strict application of the zoning and subdivision ordinances." The College Park General Development Plan has been created to allow the integrated development of the 108-acre project area in a manner that will (a) promote the development of developable areas and avoid sensitive environmental areas, (b) encourage creative and innovative design by allowing flexibility in property development standards, (c) encourage the preservation of open space, and (d) accommodate various types well planned and phased development of the planning area. More specifically, the College Park General Development Plan:

1. Establishes the relationship between land uses within the plan area, and other surrounding land uses.
2. Establishes permitted and conditionally permitted land uses for all districts within the plan area.
3. Establishes development standards such as the lot sizes, building setbacks, and height limits.

The General Development Plan will serve as the City of Rocklin's regulatory land use document for College Park, guiding all future development. All future development proposals shall be consistent with the standards established herein.

1.3 Interpretation

All provisions of the Rocklin Municipal Code (R.M.C.) shall apply to this project unless otherwise specified in this General Development Plan. Whenever there is a conflict between Title 17 of the R.M.C. and this General Development Plan, the provisions of the General Development Plan shall prevail.

1.4 Plan Area Location + Description

Located in the City of Rocklin, College Park is comprised of two sites adjacent to Sierra College. The 72.6-acre North Village site is located at the northeast corner of Rocklin Road and Sierra College Boulevard and currently (2021) consists of APNs 045-150-023, -048, and -052. The 35.8-acre South Village site is located at the southeast corner of Rocklin Road and El Don Drive and currently (2021) consists of APNs 045-131-001 and -003. The Villages are located one quarter mile apart along the Rocklin Road corridor.

The North Village site is rectangular excluding one small out-parcel on the northwest corner of the site, east of Sierra College Boulevard. With the exception of a single home on a 1-acre parcel, the site is uninhabited and comprised of gently rolling terrain. The predominant vegetation is non-native annual grassland and oak woodland dominated by interior live oak, blue oak and grey pine. Portions of the site were historically mined, resulting in an irregular and disturbed landscape in the northern portion of the site. Two drainages and associated wetlands run from south to north and are discontinuous. Seeps and depressional seasonal wetlands as well as granite outcroppings occur within the non-native annual grassland.

The South Village site is nearly square excluding two areas on the north side of the site, south of Rocklin Road. The site is comprised of rolling terrain and a branch of Secret Ravine Creek runs from east to west through the site and is bordered on both sides by a riparian wetland that occupies the creek's floodplain. The creek branches to the northeast portion of the site and an intermittent drainage flows through an oak woodland into the creek from the south.

The northwest corner of the site is barren and used as a parking lot for Sierra College. Monte Verde Park, a city neighborhood park, is located in the west-central portion of the site and includes play and turf areas. In the southwest portion of the site is a seep. The site south of the floodplain has patches of non-native annual grassland and oak woodland. Granitic outcroppings are scattered throughout.

Chapter 2 Zoning Districts + Relationship to the Rocklin Municipal Code

2.1 Zoning Districts

To encourage a more creative and flexible approach to the use of land in the plan area, the General Development Plan identifies the zoning for the College Park as Planned Development (PD). The *College Park GDP* will utilize the following zoning categories, or districts, and establish the arrangement of those districts on the site as depicted in Figure 2, Zoning District Map.

The following residential land use districts have a range of densities to promote a variety of housing choices, including traditional single-family homes, small lot single-family homes, townhomes, condominiums, market-rate apartments, and affordable senior apartments.

PD-8.4 Medium Density Residential
3.5 to 8.4 dwelling units per gross acre

Purpose: Consistent with the City of Rocklin General Plan Land Use designations, the PD-8.4 designation:

- A. Provides areas for single family attached and detached homes, town houses and condominiums.
- B. Allows for accessory uses.

PD-15.4 Medium High Density Residential
8.5 to 15.4 dwelling units per gross acre

Purpose: Consistent with the City of Rocklin General Plan Land Use designations, the PD-15.4 designation:

- A. Provide areas for single family detached and attached homes, town houses and condominiums.
- B. Allows for accessory uses.

PD-15.5+ High Density Residential
Minimum of 15.5 to 40 dwelling units per gross acre

Purpose: Consistent with the City of Rocklin General Plan Land Use designations, the PD-15.5+ designation:

- A. Provides areas for multi-family attached homes, condominiums and apartments.
- B. Located conveniently near commercial uses, employment centers, arterial and collector streets and other intensive uses.



College Park Townhomes

PD-C

Commercial

Purpose:

- A. To provide appropriately located areas for retail stores, professional offices, supportive commercial uses and amusement uses in a concentrated area for the convenience of the public and in mutually beneficial relationships to each other.
- B. To provide areas for retail and service establishments intended to meet daily convenience needs of residential areas.
- C. To provide areas for highway traveler services and uses normally associated with travelers and vacationers

PD-BP/C

Business Professional/Commercial

Purpose:

- A. To create employment centers and preserve flexibility in the marketing and development process by making land available for a variety of business/professional office, retail commercial and restricted non-intensive facilities.
- B. The use of innovative development and planning techniques to promote flexibility in land use is encouraged.

PD-P

Park

Purpose:

To provide active and passive recreation uses within an attractive landscaped environment.

PD-OA

Open Area

Purpose:

To provide open space uses which serve to protect and preserve natural features, drainage courses and wooded areas throughout the Plan Area.



College Park Clubhouse

Chapter 3 Permitted Land Uses + Development Standards

3.1 Introduction

This chapter presents information regarding permitted uses and development standards associated with the zoning districts applied in the College Park General Development Plan Area. The following sections have been divided between residential, non-residential, and parks/open space uses. The required standards presented in this chapter are prescriptive, meaning all projects must comply with them without any discretion.

3.2 Residential Districts

To follow are permitted uses and development standards unique to residential land use designations within the College Park General Development Plan.

3.2.1 Permitted Land Uses

Table 1 outlines permitted and conditionally permitted land uses within all residential districts. The permitted and conditionally permitted uses in Table 1 are subject to the following conditions and criteria:

The Community Development Director may determine that certain uses, though not explicitly stated in the table as permitted or conditionally permitted, have similar characteristics to uses listed thereon, and are thereby permitted or conditionally permitted.

Table 1:
Permitted and Conditionally Permitted Uses in Residential Districts

USES	PD-8.4	PD-15.4	PD-15.5+
Dwelling, single-unit	P	P	
Dwelling, multi-unit		P	P
Model home, temporary sales office	P	P	P
Accessory uses & structures	P	P	P
Community/Residential Care (7+ Residents)	U	U	U
Public Utility Buildings	U	U	U
Secondary residential units	U	U	U

P = Permitted Use U = Conditionally Permitted Use

3.2.2 Development Standards

Residential uses within the College Park General Development Plan shall meet the minimum development standards in Table 2:

	PD-8.4	PD-15.4	PD-15.5+
Minimum Units Per Gross Acre	3.5	8.5	15.5
Maximum Units Per Gross Acre	8.4	15.4	40
Minimum Lot Area (Square Feet)	4,000	1,240	-
Minimum Lot Width (Interior)	40'	21'	-
Minimum Lot Width (Corner)	45'	26'	-
SETBACKS (in feet)			
FRONT			
Porch (from back-of-walk)	10'	10'	8'
Building (from back-of-walk)	10'	10'	10'
Garage (from back-of-walk/private dr.)	18' ⁵ / ₅	18' ⁴ / ₄	4' ² / ₂
Along Sierra College Blvd. Frontage ¹	30.5'	30.5'	30.5'
SIDE			
Interior	5'	3'-6"	3'
Interior (zero lot line)	0	0	0
Street (from back-of-walk/private dr.)	8' ⁵ / ₅	8' ³ / ₃	8' ² / ₂
Along Sierra College Blvd. Frontage ¹	25.5'	24'	23.5'
REAR			
Building	10'	5'	10'
From Alley/Private Drive	5'	3'	2'
Distance Between Buildings	10'	7'	20'
Along Sierra College Blvd. Frontage ¹	30.5'	25.5'	30.5'
Maximum Lot Coverage (%)	66	74	74
MAXIMUM BUILDING HEIGHT ² (in feet)			
Principal Building	30'	45'	60'
Accessory Building	14'	14'	14'

Table 2
Residential Development Standards¹

- 1 For parcels fronting directly onto the Sierra College Boulevard ROW, the setback from Sierra College Boulevard is measured from face-of-curb.
- 2 Deviations to maximum height limit may be approved via Design Review.

3.3 Non-Residential Districts

To follow are permitted uses and development standards for the Non-Residential Districts of the College Park General Development Plan, as shown in Table 3.

3.3.1 Permitted Uses

Table 3 outlines permitted and conditionally permitted land uses within the Non-Residential Districts. The permitted and conditionally permitted uses in Table 3 are subject to the following conditions and criteria:

The Community Development Director may determine that certain uses, though not explicitly stated in the table as permitted or conditionally permitted, have similar characteristics to uses listed thereon, and are thereby permitted or conditionally permitted.

Table 3
Permitted and Conditionally Permitted Uses in the
Non-Residential Districts.

USES	PD-C	PD-BP/C
Senior Assisted Living, Memory Care Facilities	P	P
Banking, Insurance, Financial	P	P
Business Support Services	P	P
Car Wash (Stand alone or with a Gas Station)	U	U
Coin operated laundry or pick-up station for laundry or dry cleaning	P	P
Convenience Stores	P	P
Convenience store with gasoline sales	P	
Day Care Facilities	P	P
Drive-through Facilities	P	
Dry cleaners with on-site dry cleaning	P	
Equipment rentals, indoor	P	
Gas Station	P	
Hotel/Lodging	P	P

USES	PD-C	PD-BP/C
Indoor Sports and Recreation, Health and fitness centers, Figure salons	P	
Offices, including medical office	P	P
Outdoor Dining, subject to City's standard conditions	P	P
Personal Services (beauty/barber shop, dry cleaners, dance studio, etc.)	P	P
Pet shop, grooming services	P	P
Places of Assembly for Community Service	P	
Printing & Publishing	P	P
Public Utility Facilities	U	U
Research & Development, uses which generate excessive noise, dust, odors, etc. shall require a Use Permit	P	P
Restaurant, with or without bar	P	P
Retail Sales (indoor)	P	P
Retail Sales (outdoor) (not including auto sales or marine)	U	
College uses ancillary and/or complimentary to Sierra College.	P	P
Uses involving public address system (exterior)	U	
Veterinary Clinic, subject to City's standard conditions	P	P

P=Permitted Use U = Conditionally Permitted Use

3.3.2 Development Standards

Development in the Non-Residential Districts shall meet the following minimum development standards:

	PD-C-2	PD-B-P
Minimum Lot Area (Square Feet)	10,000 SF ⁵	10,000 SF ⁵
Minimum Lot Width (Interior)	100' ⁵	100' ⁵
Minimum Lot Width (Corner)	100' ⁵	100' ⁵
Minimum Lot Depth	N/A	N/A
SETBACKS (from building/parking, in feet)		
Minimum Setbacks		
Front	5' ⁶	5' ⁶
Public Street ^{1,2,4}	15'	15'
Private Streets	5'	5'
Interior Side	None ⁶	None ⁶
Residential Property	15'	15'
Maximum Building Height (in feet) ⁴	40'	40'
Minimum Parking Requirements	Per Zoning Code	Per Zoning Code

Table 4

Non-Residential Development Standards

1. The street setbacks shall be provided along Sierra College Boulevard and Rocklin Road.
2. All setback areas along public rights-of-way shall be landscaped, irrigated, and maintained. A minimum 15-foot wide set back shall be required adjacent to Sierra College Boulevard (not including sidewalk).
3. The maximum permitted building height is 40 feet. A height over 40 feet may be allowed subject to approval of a Design review.
4. All building and parking lot setback areas along public rights-of-way shall be landscaped, irrigated, and maintained.
5. In shopping centers/ commercial clusters, reductions may be approved as part of a Design Review, consistent with the development patterns.
6. Front and interior side setbacks shall be a minimum of 10 feet when adjacent to a residential zone.

3.4 Parks + Open Space Districts

To follow are permitted uses and development standards unique to the parks and open space land use designations within the College Park General Development Plan.

3.4.1 Permitted Land Uses

Table 6 outlines the permitted and conditionally permitted uses within the parks and open space districts. The permitted and conditionally permitted uses in Table 6 are subject to the following conditions and criteria:

The Community Development Director may determine certain uses or activities that are not explicitly stated above to be permitted or conditionally permitted uses provided the use or activity has characteristics that are similar to those of the uses listed above.

Table 6
Permitted and Conditionally Permitted Uses in Open Space Districts

USES	PD-P	PD-OA
Open, Natural Drainage Courses and Constructed Drainage Facilities	P	P
Trails	P	P
Active recreational uses	P	
Community clubhouse facility	P	
Public Utility Uses, but not including equipment yards, storage yards, warehouses or repair shops	P	

P = Permitted Use U = Conditionally Permitted Use

3.4.2 Development Standards

The parks and open space districts shall be maintained in accordance with all applicable local, state or federal law.