

Empire Ranch Specific Plan Amendment



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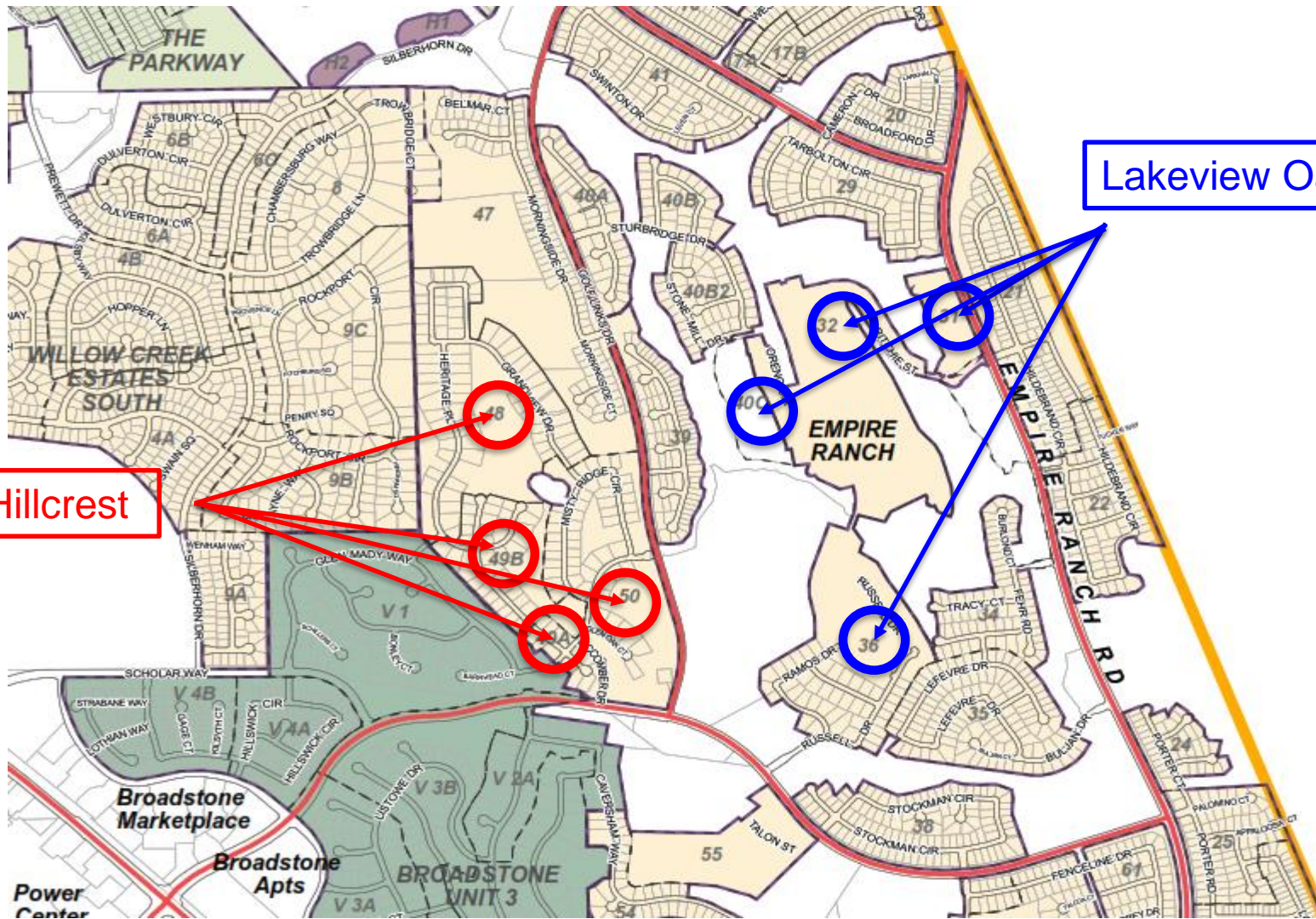
Empire Ranch Specific Plan Amendment (PN 19-308)



Vicinity Map



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Lakeview Oaks Estates

Hillcrest

Project Background



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- December 1, 1992: City Council Approval of a General Plan Amendment, Rezone, Specific Plan (included Design Guidelines), and Lot Vesting Tentative Subdivision Map for Development of the Russell Ranch project (now known as Empire Ranch). Project included Development of 3,844 single-family residential units, 344 multi-family residential units, regional commercial land, neighborhood commercial land, parkland, open space, two golf courses, and an elementary school.
- June 15, 2000: City Council Approval of a Specific Plan Amendment to Amend the Empire Ranch Specific Plan to: Establish Separate Development Standards for each Subarea in the Plan Area, Modify Rear Yard Landscaping Requirements for Padded Lots, Replace Private Golf Course with Single-Family Residential Lots and a Five-Mile Looped Trail System, and Replace 21-Foot Height Limit for Residences with Hillside Architectural Design Standards.

Key Project Details



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- Specific Plan Amendment with Three (3) Modifications to the Empire Ranch Specific Plan Applicable Only to the Custom Home Lot Areas within Villages 31, 32, 36, 40C, 48, 49, and 50 (Hillcrest Subdivision and Lakeview Oaks Estates Subdivision):
 - Increase Maximum Number of Stories for Single-Family Residences from Two-Stories to Two and One-Half Stories to Better Accommodate Development of Custom Homes on Steeply Sloped Lots and to be Consistent with the Folsom Municipal Code
 - Increase Maximum Lot Coverage for One-Story Single-Family Residences from 45% to 50% to Allow More Flexibility in Terms of Building Size and Design
 - Allow One-Story Residences on Downslope Lots to Build Out Lower Basement Level to a Maximum of 25% of the Floor Area of the Primary Floor Area to Enhance the Design and Use of the Lower Basement Level

Proposed Changes Villages 48, 49, 50 (Hillcrest)

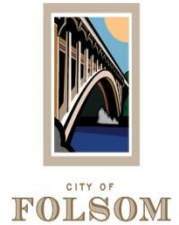


Table 6-1A Development Standards for the West Subarea-Villages

Village #	48	49	50
Building Coverage Single-Story Residences (5)	45% <u>50%</u>	45% <u>50%</u>	45%, <u>50%</u>
Maximum Building Height (10)	35 Feet <u>and</u> <u>2 ½ Stories</u>	35 Feet <u>and</u> <u>2 ½ Stories</u>	35 Feet <u>and</u> <u>2 ½ Stories</u>

NOTES:

(10) Structures built on hillside lots shall not exceed two **and one-half stories** (35 feet maximum height); unbroken front or rear wall planes shall not exceed 21 feet in height; and structures shall be designed in accordance with Section 7.4.3. **One-story single-family residences located on downslope lots are allowed to build out the lower level basement area to a maximum of 25% of the floor area of the primary floor area.**

Proposed Changes Villages 31, 32, 36, 40C (Lakeview)

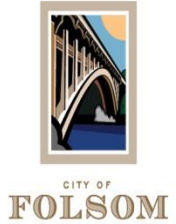


Table 6-1A Development Standards for the Central Subarea-Villages

Village #	31	32	36	40C
Building Coverage Single-Story Residences (5)	45% <u>50%</u>	45% <u>50%</u>	45% <u>50%</u>	45%, <u>50%</u>
Maximum Building Height (9)	35 Feet <u>and</u> <u>2 ½</u> <u>Stories</u>	35 Feet <u>and</u> <u>2 ½</u> <u>Stories</u>	35 Feet <u>and</u> <u>2 ½</u> <u>Stories</u>	35 Feet <u>and</u> <u>2 ½</u> <u>Stories</u>

NOTES:

(9) Structures built on hillside lots shall not exceed two **and one-half stories** (35 feet maximum height); unbroken front or rear wall planes shall not exceed 21 feet in height; and structures shall be designed in accordance with Section 7.4.3. **One-story single-family residences located on downslope lots are allowed to build out the lower level basement area to a maximum of 25% of the floor area of the primary floor area.**

Analysis



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- Request: Increase Maximum Number of Stories for Single-Family Residences from Two-Stories to Two and One-Half Stories to Better Accommodate Development of Custom Homes on Steeply Sloped Lots and to be Consistent with the Folsom Municipal Code
 - Consistent with Folsom Municipal Code Requirement (Two and One-Half Stories, Not to Exceed 35 Feet)
 - Consistent with Nearby Subdivisions (Broadstone Unit No. 3, Parkway)
 - No Change to Maximum Building Height (35 Feet)
 - No Visual Impacts, Improved Building Design

Analysis



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- Request: Increase Maximum Lot Coverage for One-Story Single-Family Residences from 45% to 50% to Allow More Flexibility in Terms of Building Size and Design
 - Folsom Municipal Code Requirement (35% Maximum Lot Coverage for both One and Two-Story Homes)
 - Empire Ranch Requirement (45% Maximum Lot Coverage for One-Story Homes)
 - Lot Coverage Request Consistent with Recently Approved Subdivision Projects (Mangini Ranch, Russell Ranch)
 - Lot Coverage Request Comparable to other Subdivisions in the Project Area including Broadstone Unit No. 3 and the Parkway (40-50% Lot Coverage for One-Story Homes)

Analysis



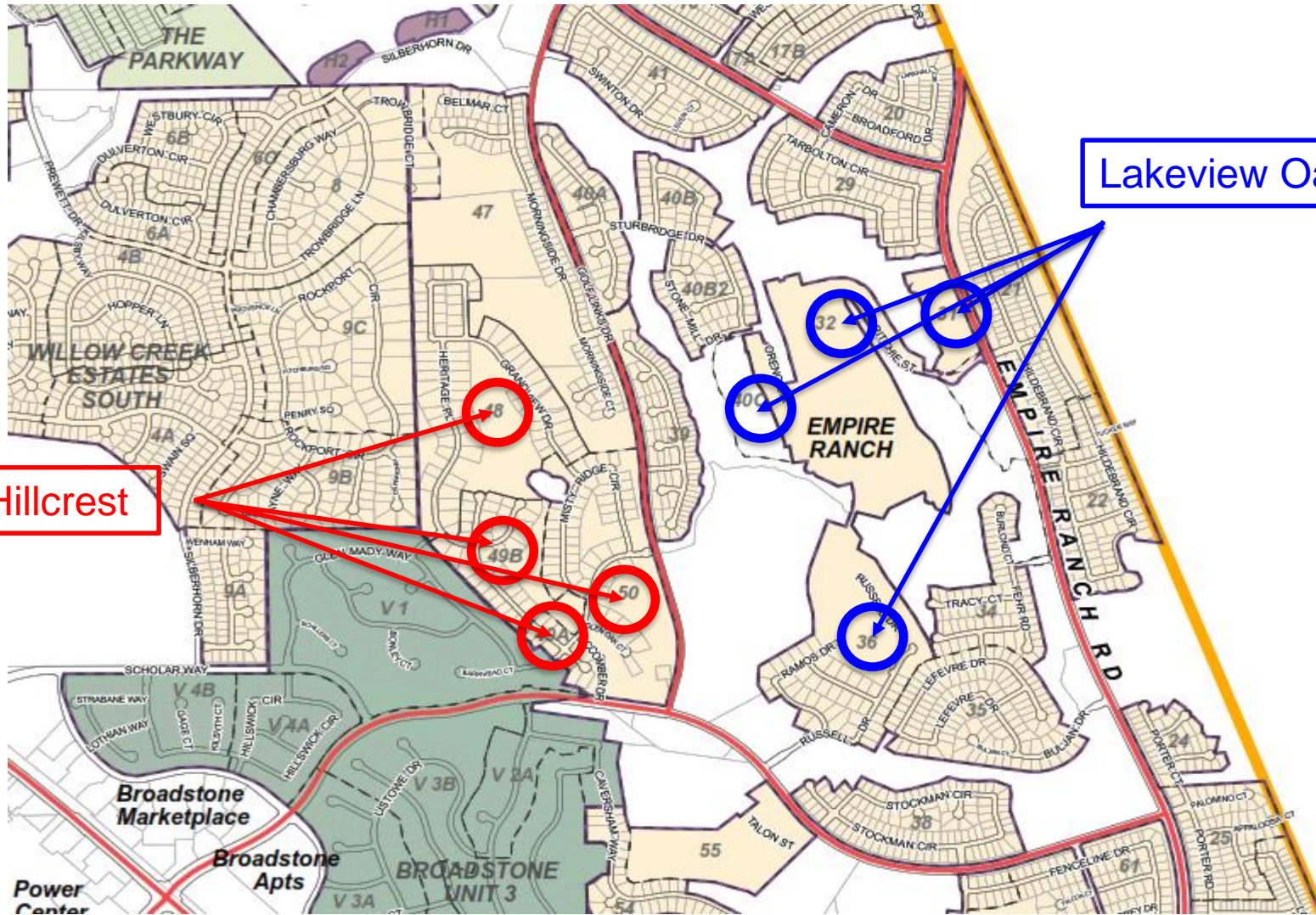
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- Request: Allow One-Story Residences on Downslope Lots to Build Out Lower Basement Level to a Maximum of 25% of the Floor Area of the Primary Floor Area to Enhance the Design and Use of the Lower Basement Level
 - Consistent with Folsom Municipal Code Requirement (No Development Standard that would Prohibit Development on Lower Level Basement on Downslope One-Story Homes within Similar Zoning Districts)
 - Similar to Parkway Subdivision Development Standards (Broadstone Unit No. 3 and Folsom Plan Area Projects have no Standard that would Prohibit Development of Lower Level Basement on One-Story Homes)
 - Will Enhance Visual Appearance of Homes by Allowing Additional Architectural Details to be Placed on the Lower Level of the Home

Areas Affected by Changes



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Photographic Examples



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Photographic Examples



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Photographic Examples



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Planning Commission



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- Evaluated Project at its February 19, 2019 Meeting
- No Members of Public Spoke at Meeting
- Commission Debated Limited Issues
 - Existing Development Standards
 - Proposed Development Standards
 - Maximum Allowable Building Height
- Commission Voted to Recommend Approval of Project (7-0-0-0)

Staff Recommendation



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Staff Forwards the Planning Commission Recommendation to the City Council for Approval of the Empire Ranch Specific Plan Amendment Project (PN 19-308)



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