



STAFF REPORT

TOWN COUNCIL MEETING OF APRIL 9, 2013

To: Town Council

From: Town Manager, Rick Angelocci
Assistant Planner, Matt Lopez



Date: March 21, 2013

Subject: Town of Long Term Development Discussion

RECOMMENDATION:

Discuss and if appropriate direct staff.

DISCUSSION:

At the March 12, 2013 Town Council meeting a request was made that staff return to the Council at the April Town Council meeting with a discussion on existing approved development projects and potential development projects within the Town limits. As the Town Manager and the Mayor have reported at the last few Council meetings, interest in developing several of the vacant properties in Town has increased substantially in the first three months of this year over the inquiries received last year. There has been a meeting with developers almost at the rate of one meeting per week, many were with different developers at different times for the same piece of property.

In order to be best positioned to make the right decisions for Loomis in the future, it was felt this was an opportune time to review existing approved developments not yet under construction, as well as potential future projects which the Town may receive applications for. |

APPROVED BUT UNBUILT DEVELOPMENTS:

- **Morgan Estates Tentative Subdivision:**
10-acre site north of Saunders Avenue, zoned Rural Residential (1-acre lot minimum). Approved for 8 clustered lots (16,100 sf. to 26,600 sf. in size) as well as 2 open space lots (5.1-acres).
- **Nejadian Tentative Subdivision:**
9.5-acre site south of Saunders Avenue (Berg Lane), zoned Rural Residential (1-acre lot minimum). Approved for 8 lots (1-acre to 1.24-acres in size). Both parcels associated with this tentative approval are no longer in common ownership.

VACANT PARCELS, NO FIRM PROPOSAL:

- **Tanklage Properties:**

18-acre site at the south east corner of Sierra College Blvd. at Brace Road (south of the Brace Road apartments). The properties are zoned General Commercial. Proposal's discussed with potential applicants have been that of a mixed-use project (residential and commercial) with the commercial aspect fronting Sierra College Blvd. and a portion of Brace Road. The residential aspect would be adjacent to the existing residential parcels to the east.

- **Turtle Island:**

71.4-acres south of Interstate-80 at the Horseshoe Bar Road off-ramp (east and west of Horseshoe Bar Road). The properties are zoned Tourist/Destination Commercial. Proposal's discussed with potential applicants have been that of a mixed-use project (residential and commercial) with the commercial aspect fronting Interstate-80 and Horseshoe Bar Road. Staff has promoted the development of a hotel and a service station as well as other revenue producing retail (no big-box retail) to all potential applicants.

SUMMARY TABLE (does not include properties without firm proposals):

Project Name	Residential Units Not Yet Developed	Square Feet of Commercial Building	Project Approved?	Parcel Map Recorded?
Morgan Estates Subdivision	8	0	Yes	No
Nejadian Subdivision	8	0	Yes	No
Poppy Ridge Phase 2	15	0	Yes	No
Del Oro Vistas SubD.	12	0	Yes	No
Taylor Road Mixed-Use Project	46	19,020	Yes	No
Sierra de Montserrat	54	0	Yes	Yes
Poppy Ridge Phase 1	6	0	Yes	Yes
Heritage Park Estates Phase 2	40	0	Yes	Yes
Loomis Crossing	0	17,040	No	N/A at this time
Village at Loomis	350 (proposed)	Unknown at this time. (6.7-acres of proposed commercial zoning)	No	N/A at this time
<u>TOTAL</u>	<u>539</u>	<u>36,060 +</u>		

TOWN OF LOOMIS Future Development Map

MORGAN ESTATES TENTATIVE SUBDIVISION
(10 acres)
Zoning: Rural Residential (1 acre minimum)
Assessor Parcel Number: 044-051-048
8 clustered lots (16,100 sf. to 26,600 sf.)
2 open space lots (5.1 acres)

NEJADIAN TENTATIVE SUBDIVISION
(9.5 acres)
Zoning: Rural Residential (1 acre minimum)
Assessor Parcel Numbers: 044-080-052 & 053
8 lots (1 acre to 1.24 acres)
Parcels are no longer in common ownership

VILLAGE AT LOOMIS
(54 acres)
Zoning: General Commercial (28.7 acres)
and RS-5 (25.3 acres - abuts I-80)
Assessor Parcel Numbers: 043-080-015 & 044

**TAYLOR ROAD MIXED-USE PROJECT
& TENTATIVE SUBDIVISION**
(8.9 acres)
Zoning: General Commercial (5,000 sf. residential lot min.)
Assessor Parcel Numbers: 044-123-072 & 073
33 residential lots (5,175 sf. to 11,535 sf.)
Approved for 46 total residential unit.
9 commercial lots (19,020 sf. of commercial buildings)
1 open space/park area lot (15,512 sf.)
Commercial lots front Taylor Road

LOOMIS CROSSING
(3.96 Acres)
Zoning: General Commercial
Assessor Parcel Number: 044-122-005
2 commercial buildings proposed (17,240 sf.)
1.74 acres of open space to the Town.

TURTLE ISLAND
(71.4 acres)
Zoning: Tourist/Destination Commercial
Assessor Parcel Numbers: 043-080-045 and
043-120-004 & 013 & 014 & 037 & 043-130-001

TANKLAGE PROPERTIES
(18 acres)
Zoning: General Commercial
Assessor Parcel Numbers: 045-042-011 & 012
and 045-042-023 & 034 & 035 & 036 & 037

DEL ORO VISTAS TENTATIVE SUBDIVISION
(4.25 Acres)
Zoning: RS-7 (7,000 sf. lot minimum)
Assessor Parcel Numbers: 044-123-013 & 044-150-001
12 lots (7,000 sf. to 12,940 sf.)
3 open space lots (1.12 acres)
1 park lot (3,350 sf.)

HERITAGE PARK ESTATES PHASE 2
(12 acres)
Zoning: Medium Density Residential (5,000 sf. lot minimum)
40 lots (5,035 sf. to 15,890 sf.)
6.3 acres of open space
0 homes built

POPPY RIDGE PHASE 2 TENTATIVE SUBDIVISION
(40 acres)
Zoning: Residential Estate (2.3 acre lot minimum)
Assessor Parcel Numbers: 045-150-003 & 022
16 lots (1 existing home onsite)

POPPY RIDGE ESTATES
(19.7 acres)
Zoning: Residential Estate (2.3 acre minimum)
7 lots (2.1 acres to 4.5 acres)
1 home built, 6 vacant lots remain

Legend

- Active Tentative Subdivisions
- Development Properties of Interest
- Loomis Crossing
- Sierra de Montserrat
- Poppy Ridge Estates
- Heritage Park Phase 2
- Town Boundary

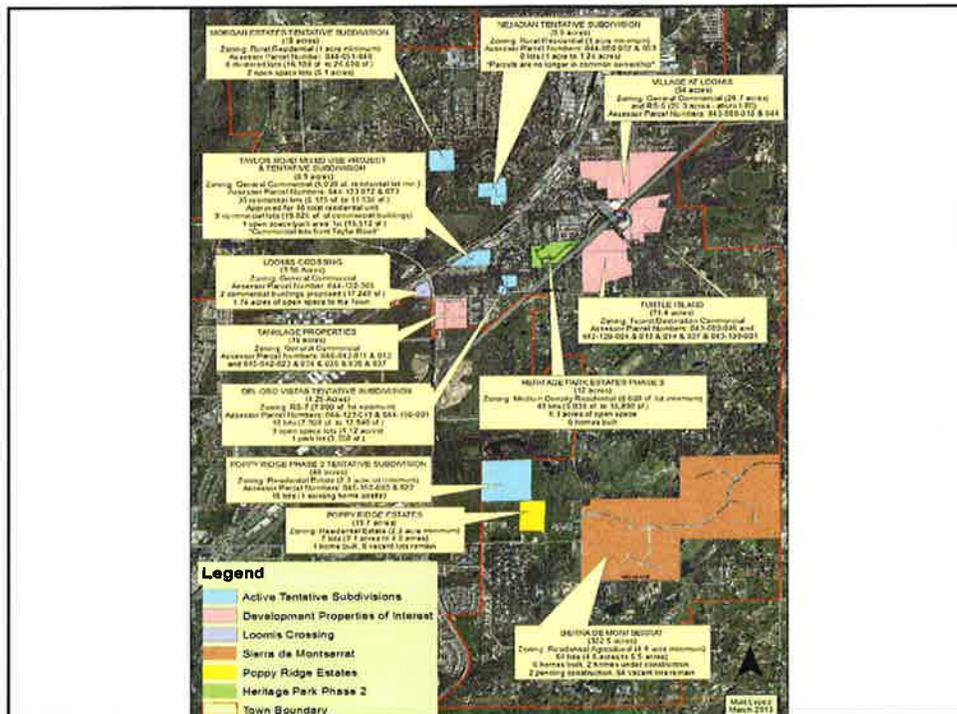
SIERRA DE MONTSERRAT
(322.5 acres)
Zoning: Residential Agricultural (4.6 acre minimum)
64 lots (4.6 acres to 5.5 acres)
6 homes built, 2 homes under construction,
2 pending construction, 54 vacant lots remain

Matt Lopez
March 2013

FUTURE DEVELOPMENT IN THE TOWN OF LOOMIS



April 9, 2013 Town Council Meeting



APPROVED BUT NOT RECORDED DEVELOPMENTS

(Tentative Subdivision Map Approvals)



Morgan Estates Tentative Subdivision

10-acre site north of Saunders Avenue, zoned Rural Residential (1-acre lot minimum). Approved for 8 clustered lots (16,100 sf. to 26,600 sf. in size) as well as 2 open space lots (5.1-acres).

Morgan Estates Tentative Subdivision

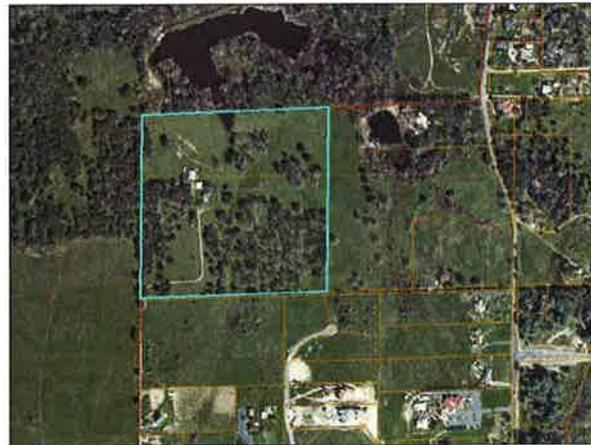


Nejadian Tentative Subdivision

9.5-acre site south of Saunders Avenue @ Berg Lane, zoned Rural Residential (1-acre lot minimum). Approved for 8 lots (1-acre to 1.24-acres in size).

*Both parcels associated with this tentative approval are no longer in common ownership.

Nejadian Tentative Subdivision



POPPY RIDGE PHASE 2 TENTATIVE SUBDIVISION

40-acre site north of Rocklin Road, zoned Residential Estate (2.3-acre lot minimum). Approved for 16 lots (2.3-acres to 2.6-acres in size). There is one (1) existing residence onsite.

Poppy Ridge Phase 2 Tentative Subdivision



DEL ORO VISTAS TENTATIVE SUBDIVISION

4.25-acre site north of Brace Road, zoned RS-7 (Single Family Residential-7,000 sf. lot minimum). Approved for 12 lots (7,000 sf. to 12,940 sf. in size) as well as 3 open space lots (1.12-acres) and 1 park lot (3,350 sf.).

Del Oro Vistas Tentative Subdivision



TAYLOR ROAD MIXED-USE PROJECT & TENTATIVE SUBDIVISION

8.9-acre site east of Taylor Road (north and adjacent to Loomis RV Park), zoned General Commercial (5,000 sf. lot minimum). Approved for 33 residential lots (5,175 sf. to 11,535 sf. in size) with a total of 46 residential units. Also approved for 9 commercial lots (19,020 sf. of commercial buildings) with 1 open space/park area lot (15,512 sf.). The commercial buildings will front Taylor Road with the residential in the rear.

Taylor Road Mixed-Use Project & Tentative Subdivision



**APPROVED BUT NOT BUILT-OUT
DEVELOPMENTS**

(Recorded Subdivision Maps)



SIERRA DE MONTSERRAT

322.5-acre site east of Barton Road, zoned Residential Agricultural (4.6-acre lot minimum). Approved (and recorded) for 64 lots (4.6-acres to 5.5-acres in size), as well as 166.5-acres of protected/conservation land. 6 homes are built, 2 homes are under construction and 2 are pending construction. 54 vacant lots remain.

Sierra de Montserrat





POPPY RIDGE ESTATES

19.7-acre site north of Rocklin Road, zoned Residential Estate (2.30-acre lot minimum). Approved (and recorded) for 7 lots (2.3-acres to 4.5-acres in size). 1 home is built and 6 lots remain.

Poppy Ridge Estates





HERITAGE PARK ESTATES PHASE 2

12-acre site north of I-80 at South Walnut St., zoned RM-5 (Medium Density Residential-5,000 sf. lot minimum). Approved (and recorded) for 40 lots (5,035 sf. to 15,890 sf. in size) as well as 7 open space lots (6.3-acres).

*Direction from the Council in 2012 was to designate this site as a Tree Mitigation Bank and Passive Park. A Community Workshop was held on September 15, 2012, on the use and design of the property as a Tree Mitigation Bank and Passive Park. The latest adopted Capital Improvement Program (CIP) lists the Tree Mitigation Bank and Passive Park as unscheduled.

Heritage Park Estates Phase 2



PROPOSED BUT NOT APPROVED DEVELOPMENTS

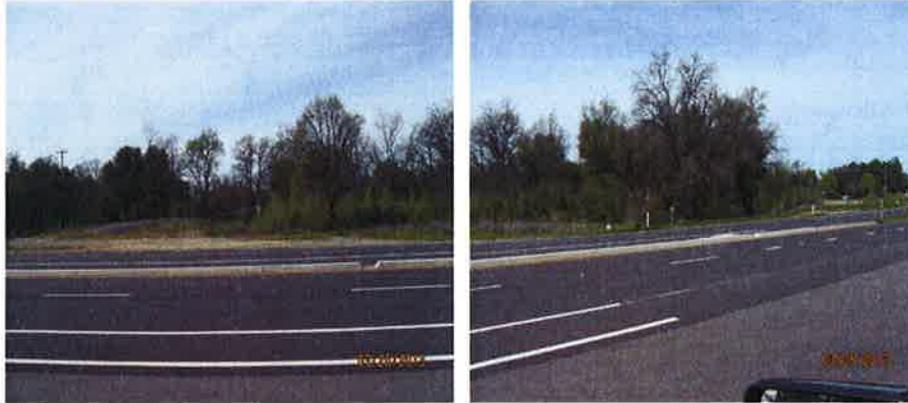
(Active Projects)



LOOMIS CROSSING

3.96-acre site at the southeast corner of Sierra College Blvd, at Taylor Road, zoned General Commercial. Project proposes to develop a 15,000 sf. commercial building at the southeast corner of the lot as well as a 240 sf. commercial building near the northern corner of the lot. The applicant is proposing to dedicate 1.74-acres of open space to the Town. No tenant information has been provided to staff at this time.

Loomis Crossing



VILLAGE AT LOOMIS

59-acre site east of Library Drive (north and adjacent to I-80), mixed zoning of General Commercial, Central Commercial and RS-5 (Single Family Residential-5,000 sf. lot minimum). Most recent proposal is to develop 5.5-acres as retail commercial, 1.2-acres of office commercial, 36.9-acres of residential (350 units), 1.3-acres of park space, 7.5-acres of open space and 7-acres of roadway (Doc Barnes Road connection). Will also provide pedestrian access to Raley's.

Village at Loomis



**VACANT PARCELS, NO FIRM
PROPOSALS**

(Properties of Interest, Meetings Held with Staff)



TANKLAGE PROPERTIES

18-acre site at the southeast corner of Sierra College Blvd. at Brace Road (south and adjacent to the Brace Road apartments). The properties are zoned General Commercial. Proposal's discussed by potential applicants to staff have been that of a mixed-use project (residential and commercial) with the commercial aspect fronting Sierra College Blvd. and a portion of Brace Road. The residential aspect would be adjacent to the existing residential to the east (with a buffer).

Tanklage Properties





“TURTLE ISLAND”

71.4-acres south of I-80 at the Horseshoe Bar Road off/on-ramps (east and west of Horseshoe Bar Road). The properties are zoned Tourist/Destination Commercial. The most recent proposals discussed by potential applicants have been that of a mixed-use project (residential and commercial) with the commercial aspect fronting I-80 and Horseshoe Bar Road. Staff has promoted the development of a hotel and a service (gas) station as well as other revenue producing retail (NO big-box retail) to all potential applicants.

“Turtle Island”



IN SUMMARY... (Table <u>does not</u> include properties without firm proposals)				
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