

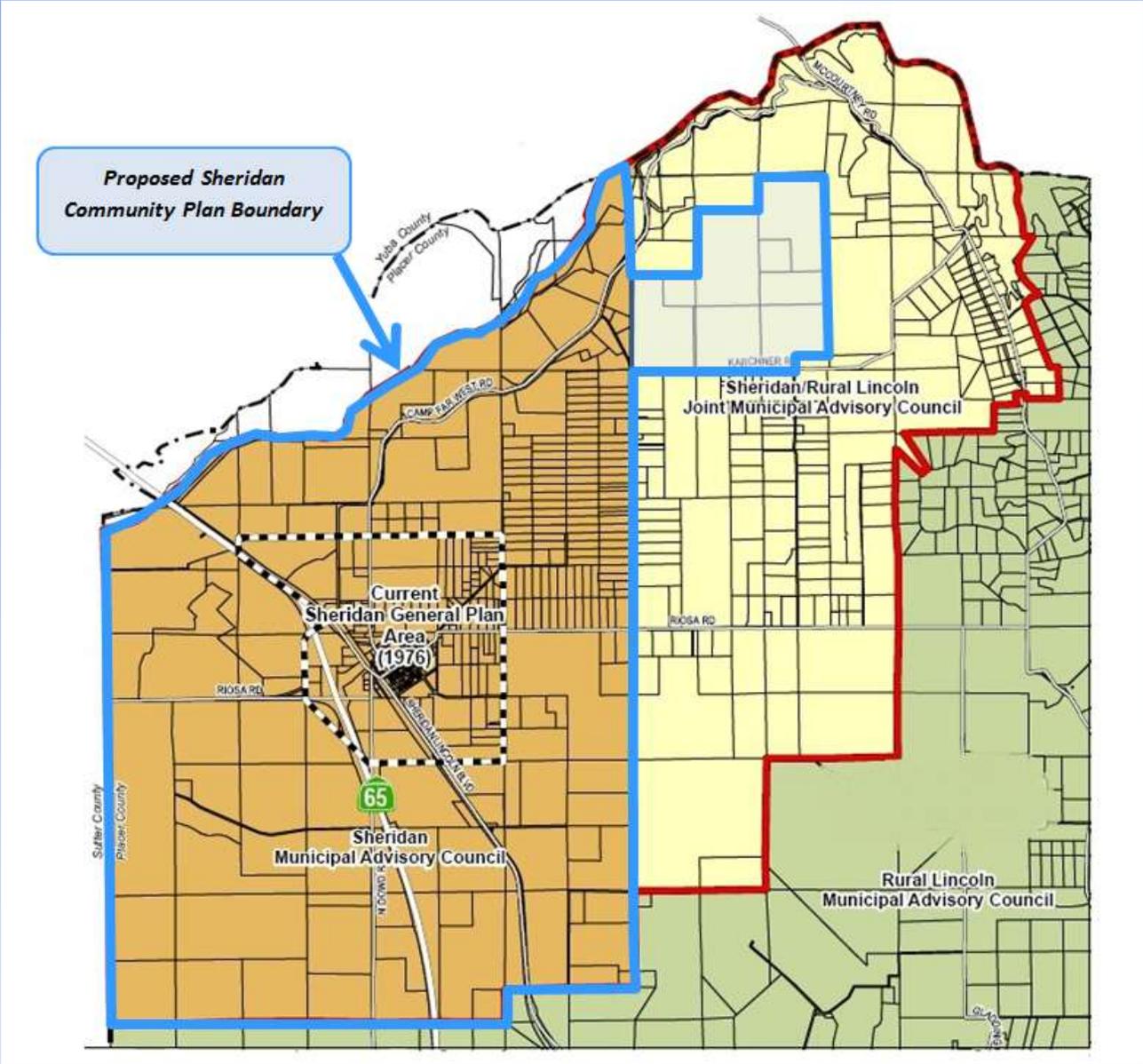


Sheridan Community Plan Update

April 9, 2014



Plan Area Boundary



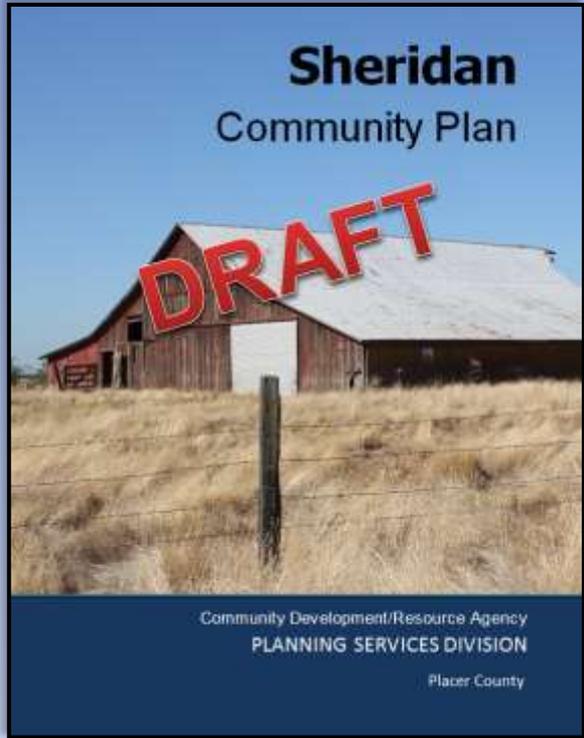
Plan Area Description



Properties: 662

Acres: 14,958

Population: 1,172

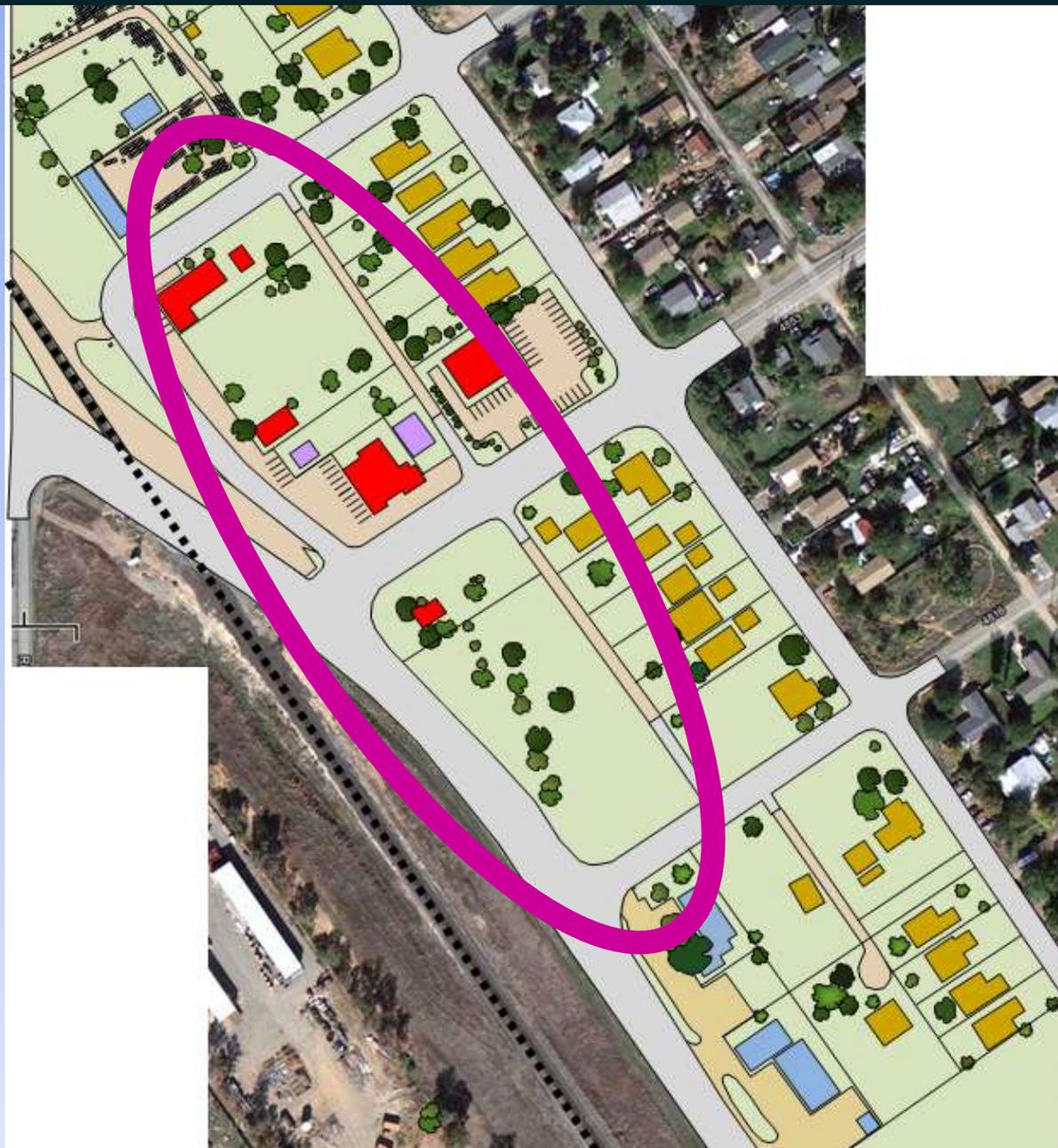


Community Direction/Goals

- 1. Maintain Existing Community Character**
- 2. Encourage Infill Development / Revitalize the Townsite including 13th Street**
- 3. Protect Agricultural Uses and Open Space**
- 4. Provide Community Services**
- 5. Diversify and Expand the Economic Base**



13th Street Redevelopment



13th Street Redevelopment



Properties:

- Seven Parcels
- 5.3 Acres

Design Standards:

- Parking
- Streetscape Improvements
- Architecture
- Lighting
- Signage

Gas Stations:

- Riosa Road Corner



-  GAS STATION/DRIVE THROUGHS ALLOWED
-  DIAGONAL PARKING ALLOWED
-  ENHANCED STREETScape REQUIRED

Highway Service

Development Near Highway 65 Intersection

How: New Highway Service Zoning (with -UP combining district)

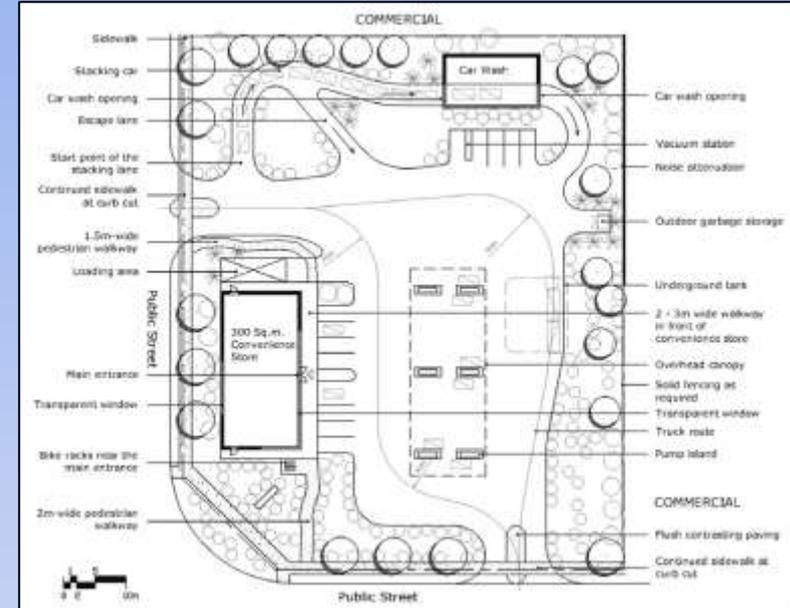
Area: 6.2 Acres, Two Parcels



Highway Service

Community Plan Sets Design Expectation

- Building Architecture
- Site Layout
- Landscaping
- Signs
- Vehicular and Pedestrian Access
- Buffering



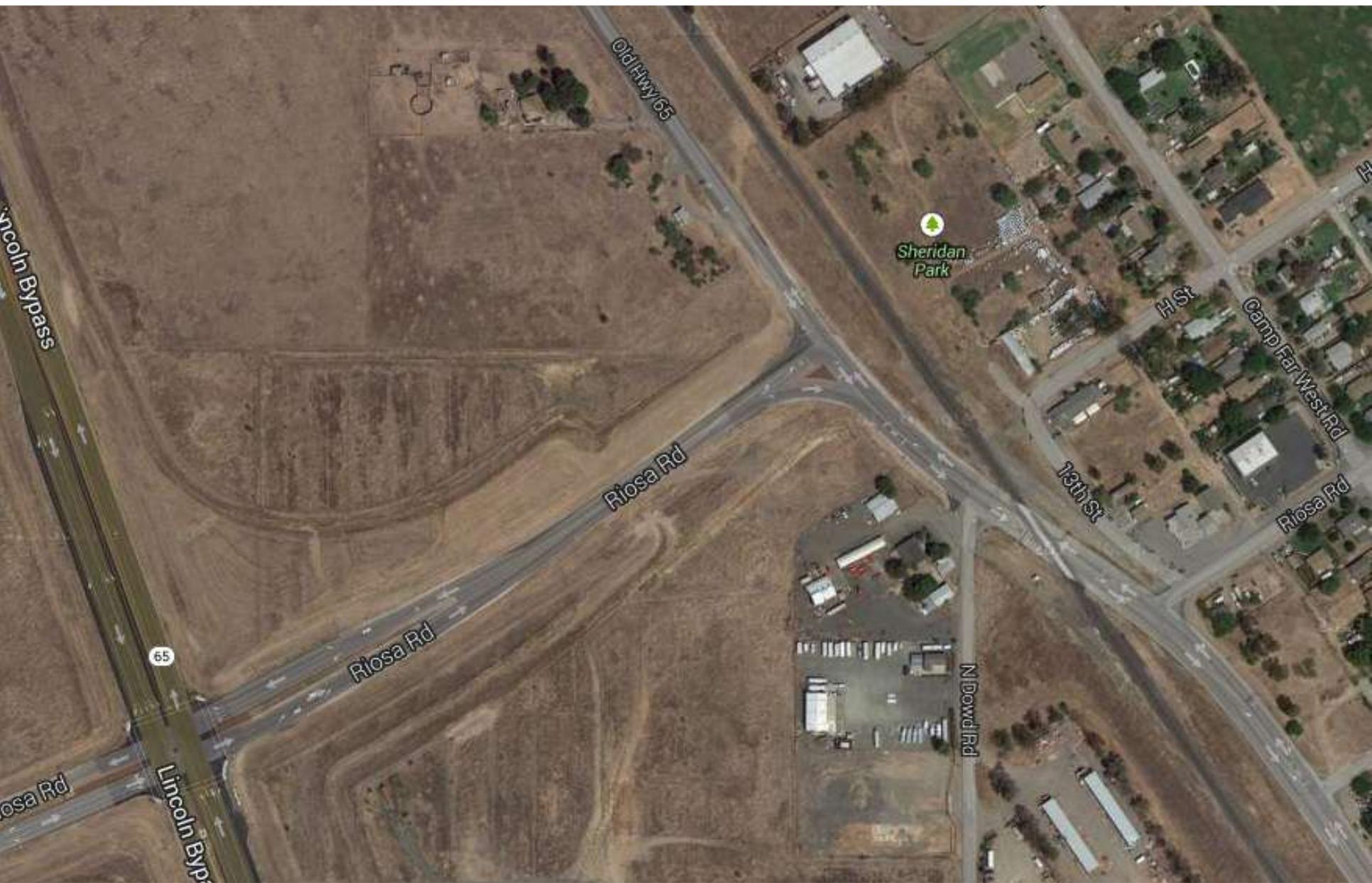
Community Plan Sets Design Expectation

Highway Service Zone Buffering Requirements

A landscaped buffer must be provided wherever necessary to minimize the conflicts inherent to adjoining properties of different zoning intensity, density, or adverse uses. The buffer area is intended to provide noise abatement and an effective visual barrier between different land uses.

Buffers shall be a **minimum width of 50 foot**. The setting and selection of plants shall be such as to assure securing **eighty percent opacity** within twelve months after the landscaping is begun. A buffer may be reduced to **not less than 25 foot** where the buffer includes a combination of features such as an 8 foot screening fence (lower if placed upon a berm), landscaped berms with trees and shrubbery, and/or dense landscaping, with guarantees of proper, ongoing landscaping maintenance.
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Lincoln Bypass

Old Hwy 65

Sheridan Park

Riosa Rd

H St

Camp Far West Rd

13th St

Riosa Rd

65

Riosa Rd

N Dowd Rd

Riosa Rd

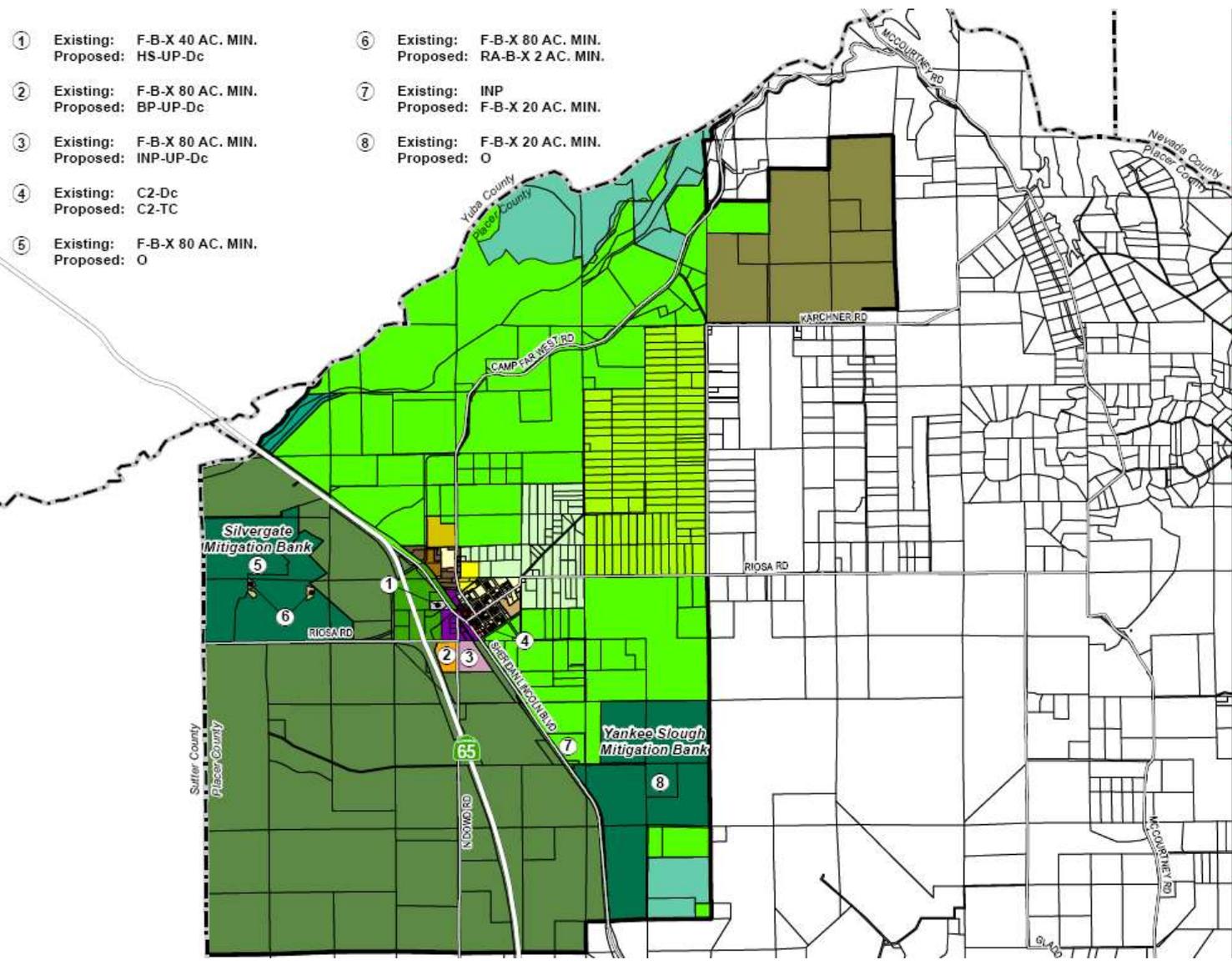
Lincoln Byp

- ① Existing: F-B-X 40 AC. MIN.
Proposed: HS-UP-Dc
- ② Existing: F-B-X 80 AC. MIN.
Proposed: BP-UP-Dc
- ③ Existing: F-B-X 80 AC. MIN.
Proposed: INP-UP-Dc
- ④ Existing: C2-Dc
Proposed: C2-TC
- ⑤ Existing: F-B-X 80 AC. MIN.
Proposed: O

- ⑥ Existing: F-B-X 80 AC. MIN.
Proposed: RA-B-X 2 AC. MIN.
- ⑦ Existing: INP
Proposed: F-B-X 20 AC. MIN.
- ⑧ Existing: F-B-X 20 AC. MIN.
Proposed: O

LEGEND

- COUNTY BOUNDARY
- PLAN AREA
- C1-UP-DC
- C2-DC
- C2-TC
- BP-UP
- F 4.6 AC. MIN.
- F-B-X 10 AC. MIN.
- F-B-X 20 AC. MIN.
- F-B-X 40 AC. MIN.
- F-B-X 80 AC. MIN.
- F-B-X-MR-SP 20 AC. MIN.
- F-B-X-MR 80 AC. MIN.
- O
- HS-UP
- IN-AG-DC
- INP-UP
- RA-B-X 2 AC. MIN.
- RS
- RS-B-X 6,000 SQ. FT. MIN.
- RS-B-X 6,500 SQ. FT. MIN.
- RS-B-X 5 AC. MIN.
- RS-AG-B-20
- RM-DL10-DC



Land Use Change Summary



Conservation / Mitigation Banks **1,347 acres**
Rezone from F-B-X 20 and F-B-X 80 to Open Space (OS)

Sheridan Lincoln Blvd / N. Nader Road **33 acres**
Rezone from INP (Industrial Park) to F-B-X 20, consistent with neighboring parcels

Wind Flower Place Rezoning **59 acres**
Rezone from F-B-X 80 to Industrial Park and Business Park

Highway Service at Riosa Road **6.2 acres**
Rezone from F-B-X 80 to Highway Service (HS)

13th Street Revitalization **5.3 acres**
Create new –TC, Town Center Commercial combining district and reference land uses and standards contained in Community Plan

What's Next



MAC Review Ongoing

MAC Recommendation..... May 14 or Later

Planning Commission Review

Board of Supervisors' Consideration



Questions and Answers

Questions?

Stay Connected:

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crschmid@placer.ca.gov
(530) 745-3076

Web Page:

www.placer.ca.gov/sheridan



Highway Service

Uses Allowed

- Auto Parts Sales
- Bank
- Building Materials Store
- Business Services
- Church
- Drive Thru Sales (MUP)
- Farm Equipment Sales
- Fast Food (MUP)
- Fitness Center
- Grocery Store
- Hotel and Motel (MUP)
- Medical Services
- Mini Storage (MUP)
- Multi-Family Dwellings
- Offices (medical/other)
- Plant Nursery
- Restaurant/Bars
- School
- Service Station (MUP)
- Shopping Center
- Truck Stop (CUP)
- Vehicular Repair (MUP)



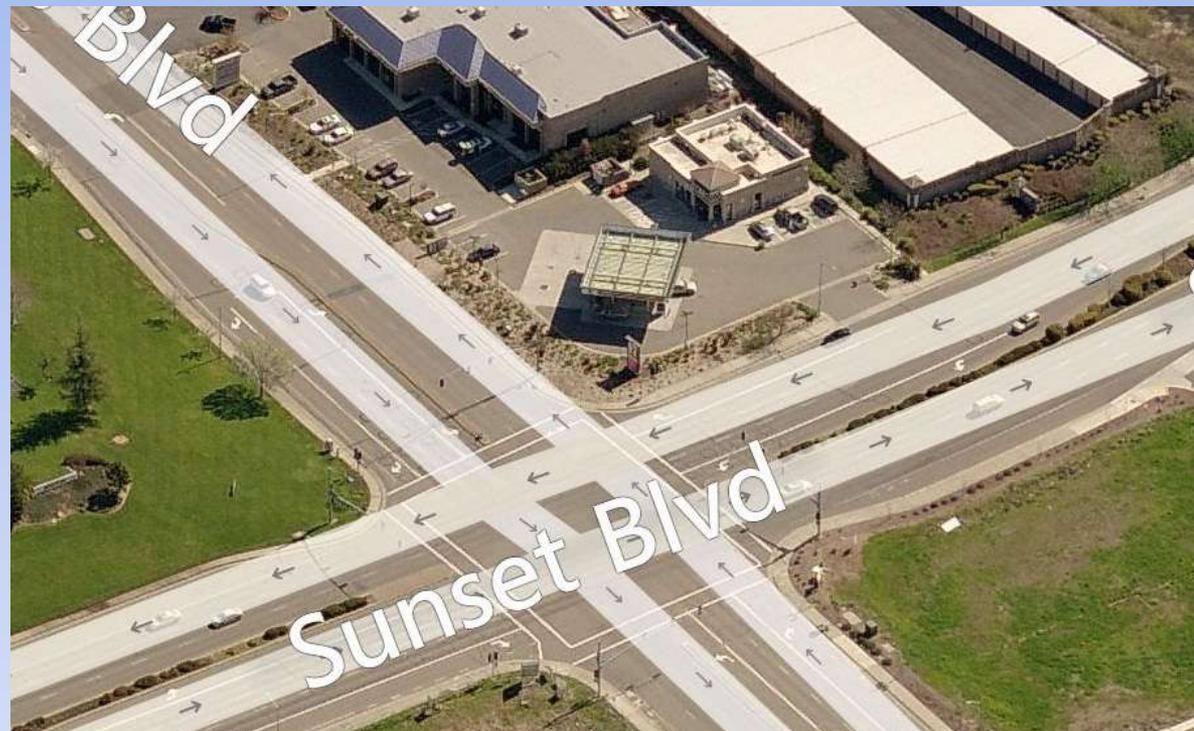
Highway Service

**N.W. Corner of Sheridan Lincoln Blvd. and
Riosa Road: 5.6 acres**

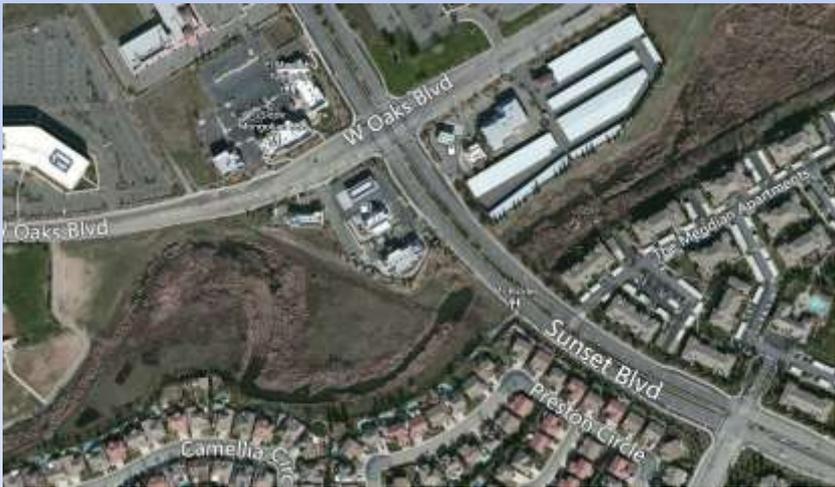


Highway Service

**S.E. Corner of Sunset and West Oaks
Boulevards, Rocklin: .66 acres**



Highway Service



Highway Service



Industrial/Business Rezoning

Land Use Policies

4. Ensure that an adequate supply of land designated for a range of commercial and industrial uses is provided.
5. Provide land for light industrial and commercial development for clean businesses, retail and services, professional offices, and other appropriate business uses. *(page 39)*



Industrial/Business Rezoning



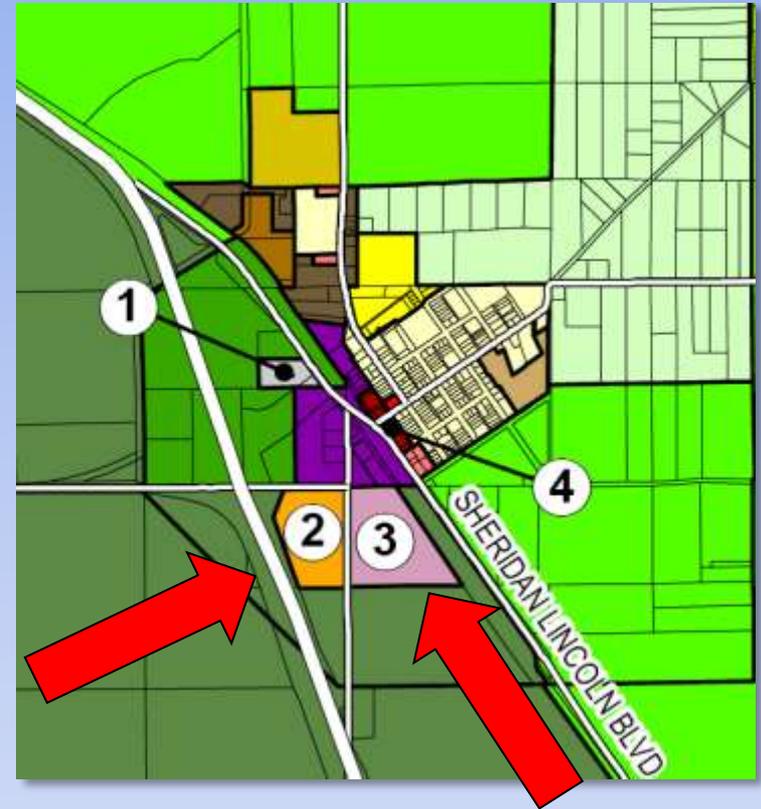
Area:

25.4 acres to Bus. Park

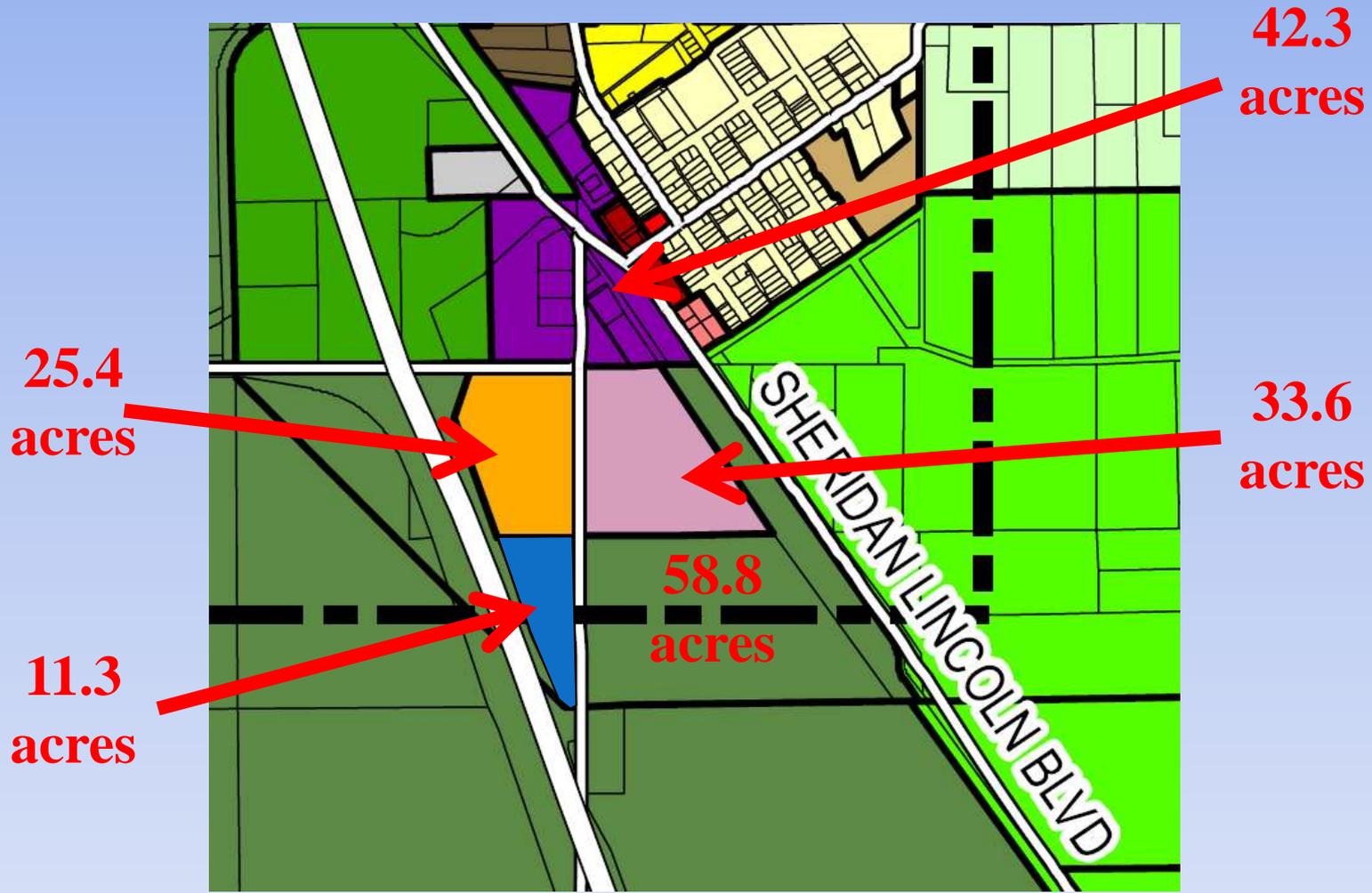
33.6 acres to Ind'l Park

Design Standards:

- Signage
- Screening



Business/Industrial Park



Business/Industrial Park

3.4.8 Industrial (IND)

Industrial land uses are an important component of Sheridan's economy and provide needed jobs. The Industrial land use designation covers 101.2 acres (.68 percent) of the Plan area. The Industrial designation is applied to areas along Wind Flower Place and "north" 13th Street. The designation generally allows for a wide range of activities including offices, manufacturing, assembly, wholesale distribution and storage. **If the industrially-zoned land in the Plan area gets utilized, consideration should be given to rezoning additional land along Wind Flower Place for business use.**

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