

**RESOLUTION 1997-134**

**RESOLUTION OF THE CITY COUNCIL ADOPTING SPECIAL STANDARDS**

**WHEREAS**, the City Council of the City of Vacaville conducted a public hearing on October 28, 1997, to consider adoption of various Special Standards; and

**WHEREAS**, the Planning Commission of the City of Vacaville conducted a public hearing on September 30, 1997, and recommended to the City Council of the City of Vacaville adoption of various Special Standards; and

**WHEREAS**, the City Council of the City of Vacaville find that the foregoing Special Standards, described in Exhibit "B" attached, achieve the following goals set forth in Chapter 14.108, SS - Special Standards Overlay District, of the Land Use and Development Code:

- A. Establish special standards in addition to the standards of the underlying zoning district, to address unique site specific issues;
- B. Provide for master planning and/or coordinated development of certain sites to minimize potential impacts of development on surrounding neighborhoods.
- C. Ensure that future development is compatible with adjacent existing and future uses.
- D. Implement the goals, objectives, and policies of the General Plan and of the Land Use and Development Code.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Vacaville do hereby adopt the Special Standards set forth in Exhibit "B," "C," "D," and "E."

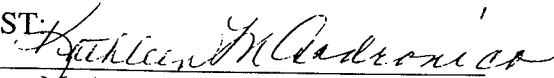
**I HEREBY CERTIFY** that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville, held on the 28th day of October, 1997, by the following vote:

AYES: Council members Clancy, Kimme, Slade, Vice-Mayor Augustine and Mayor Fleming

NOES: None

ABSENT: None

ATTEST:

  
Kathleen M. Andronico, City Clerk

## EXHIBIT B

### CHERRY GLEN AT INTERSTATE 80 SPECIAL STANDARDS OVERLAY

**DESCRIPTION** - A Special Standards Overlay indicating that public services (water and sewer) are not available to the property.

**LOCATION** - This site is located northwest of Interstate 80 at the Cherry Glen off-ramp.

**PARCEL NUMBERS** - 127-030-04; 040-09, 13, 14

#### SPECIAL STANDARDS

Cherry Glen/Interstate 80 Special Standards Overlay

- A. The type and amount of development allowed within the overlay boundary may be limited by the capacity of the public utilities that are or will be available at the time of development. Certain uses allowed in the General Commercial zone district may not be approved due to the absence or limitations in public utilities available to the site. The determination will be made on a case-by-case basis at the time of consideration of a development application.
- B. The decision-maker may approve a development without requiring the full range of public improvements typically found in the city. For example a private, septic system may be allowed in lieu of connection to the municipal sewer system. However, in order to grant a development approval, the decision-maker must find that the combination of public and private utilities proposed with a development are adequate to protect the public health, safety and welfare, and are adequate to comply with the provisions of the Vacaville Municipal Code (Fire Code, Standard Specification, Development Code, etc.)
- C. If a development is approved without requiring the full range of standard public improvements, that approval shall require that the property owner enter into a deferred improvement agreement. The agreement will require that the owner will install or connect to public improvements when they become reasonably available to the site.

## EXHIBIT C

### **BELLA VISTA ROAD/DAVIS STREET SPECIAL STANDARDS OVERLAY**

**DESCRIPTION** - A Special Standards Overlay indicating that coordinated access is required between properties that front on Davis Street and properties that front on Bella Vista Road.

**LOCATION** - The properties are located south of Bella Vista Road and west of Davis Street.

**PARCEL NUMBERS** - 127-220-05 thru 12; 230-01 thru 06; 240-06 thru 12, 16, 17, 20, & 21

#### **SPECIAL STANDARDS**

Davis Street/Bella Vista Road Coordinated Access Plan

- A. A coordinated access plan shall be developed identifying vehicle access points for all properties within the overlay boundary. The coordinated access plan may be prepared in phases as follows:
  - 1. The first property on Davis Street to initiate development shall coordinate a conceptual circulation plan for those parcels fronting on Davis Street, and subject to requirements B through G below.
  - 2. The first property on Bella Vista Road to initiate development shall coordinate a conceptual circulation plan for those parcels fronting on Bella Vista Road, and subject to requirements B through G below.
- B. The circulation plan shall provide for coordinated and limited access to Davis Street and Bella Vista Road by providing shared drive aisles and mutual access and maintenance easements.
- C. The circulation plan shall provide for the interconnection of drive aisles between properties with primary access to Davis Street and properties with primary access to Bella Vista Road.
- E. Each phase of the coordinated circulation plans shall be consistent with the other phase. If a change to one phase affects the other phase, then both phases shall be amended.
- F. The coordinated circulation plan shall provide both policies and graphic representations of access. The plan is not intended to be a master plan for the development on individual parcels.
- G. The Planning Commission may find under special circumstances that particular uses and/or property configurations do not require coordinated access with adjoining properties. In such a case, the developer shall demonstrate through the coordinated access plan document, that the proposed property will not have a negative impact upon the other properties within the overlay boundary.

## EXHIBIT D

### EAST MONTE VISTA AVENUE/BROWN STREET SPECIAL STANDARDS OVERLAY

DESCRIPTION - A Special Standards Overlay indicating that coordinated access is required

LOCATION - All CG - General Commercial properties located north of East Monte Vista Avenue, and east of Brown Street.

PARCEL NUMBERS - 129-320-02 thru 29

#### SPECIAL STANDARDS

East Monte Vista Avenue/Brown Street Coordinated Access Plan Special Standards:

- A. A coordinated access plan shall be developed identifying vehicle access points for all properties within the overlay boundary. The coordinated access plan shall be prepared concurrent with the initial development proposal within the overlay boundary.
- B. Development proposals within the overlay boundary shall include provisions for coordinated access and mutual, reciprocal access and maintenance easements between adjacent properties, and any other property found by the decision maker to be affected by the proposed development.
- C. A limited number of driveway connections to East Monte Vista Avenue and Brown Street shall be allowed in the coordinated access plan and found by the decision maker not to have a negative impact of traffic flow or safety within the public right-of-way. Driveway locations should align with existing median breaks.
- D. As determined by the decision maker, it may be found that a proposed project can develop without coordinated access with adjacent properties, if it is demonstrated that the proposal will not have a negative impact to access for adjacent properties or projects.

## EXHIBIT E

### AEGEAN WAY/ELMIRA ROAD SPECIAL STANDARDS OVERLAY

DESCRIPTION - A Special Standards Overlay indicating that coordinated access is required

LOCATION - All CG - General Commercial properties located between Elmira Road and Aegean Way.

PARCEL NUMBERS - 131-051-04 thru 14, & 19

#### SPECIAL STANDARDS

Aegean Way/Elmira Road Coordinated Access Plan Special Standards:

- A. Development proposals within the overlay boundary shall include provisions for coordinated access and mutual, reciprocal access and maintenance easements between adjacent properties, and any other property found by the decision maker to be affected by the proposed development.
- B. A limited number of driveway connections to Elmira Road and Aegean Way shall be indicated in the coordinated access plan and found by the decision maker not to have a negative impact of traffic flow or safety within the public right-of-way.
- C. As determined by the decision maker, it may be found that a proposed project can develop without coordinated access with adjacent properties, if it is demonstrated that the proposal will not have a negative impact to access for adjacent properties or projects.

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