



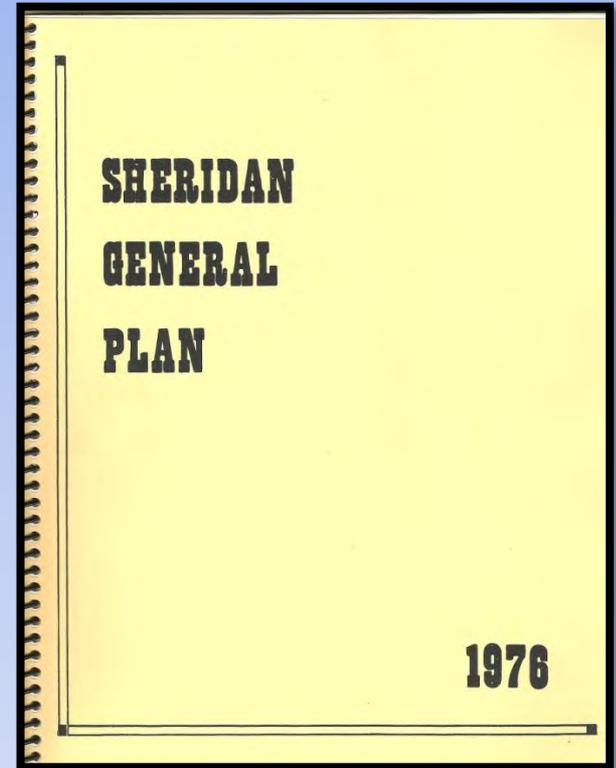
Sheridan Community Plan Update

March 12, 2014



Key Plan Update Tasks

- Involve Community in Effort
- Update Goals and Policies to Reflect Changing Conditions and New Laws/Regulations
- Reassess Land Use Plan
- Prioritize Areas for Change Including Growth, Revitalization, and Preservation



MAC Subcommittee

Sheridan MAC Subcommittee Participants



Lee Bastien
Joyce Brown
Larry Brown
Cindy Boyer
Adam Carpineta
Dave Davis
Janet Davis
Robin Davis
Tom Davis
Manuel Delgado
Lynn Ference
Curtis Ference
Madeline Finch
Pete Gonzalez
Carl Greenhaw
Teresa Griffith
Brent Helm
Jeanette Hicks
Mark Hicks
Jim Houck

Lori Houck
Lindsay Irby
Nancy Jennings
Chris Ladeas
Jonathan Lane
Pamela Lane
Philip Lane
Johanna Lassaga
Al Lassaga
Jeana Lonzo
Mary Mason
Jim McMonagle
Barbara Morrison
John Murphy
Lyla Ozcan
Turk Ozcan
Roger Patterson
Vicki Patterson
Linn Pickens
Mike Pickens

Lee Sampson
John Schiedel
Fran Schiedel
Cathy Schmidt
Joe Schmidt
Elizabeth Sharp
Johnny Sherfield
Mennie Sherfield
Brent Smith
Meredith Smith
Tim Smith
Carol Starling
Bob Steeg
Douglas Stewart
Pamela Thiers
Chuck Wagner
Pearl Wagner
Jack Williams
Penny Williams

Public Feedback



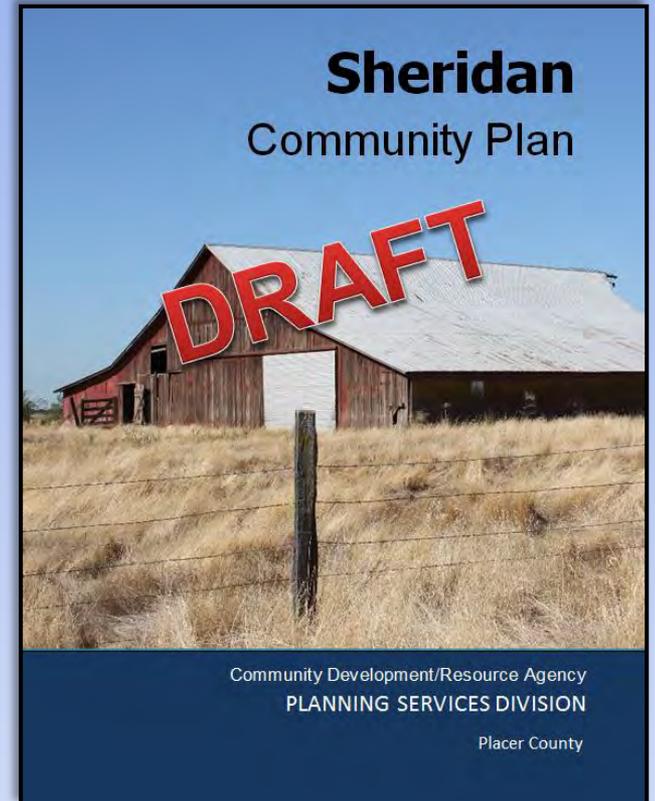
“Keep it Rural”

*“Retain Small Town
Community Feel”*

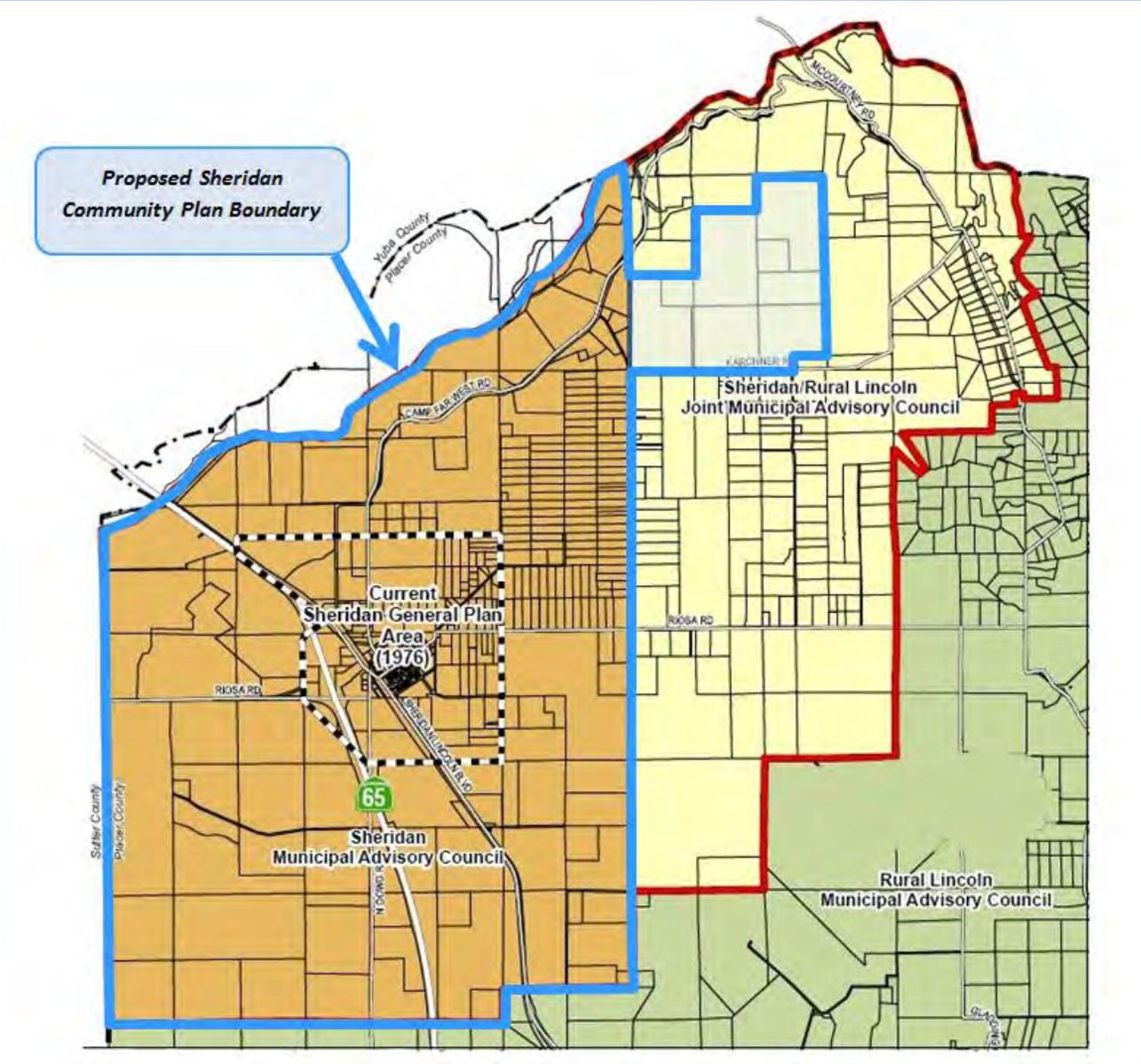
“Preserve Open Space”

*“No Land Use Changes
Outside of Townsite”*

*“No Fairgrounds
Relocation”*



Plan Area Boundary



Plan Area Description



Properties: 662

Acres: 14,958

Population: 1,172



Community Direction

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



Community Plan Assumptions

Key Assumptions:

- Sheridan will remain a rural community
- Infrastructure constraints limit growth potential
- There is no need for new road construction
- Land around Highway 65 could provide opportunities for services
- “Higher density” in and around townsite

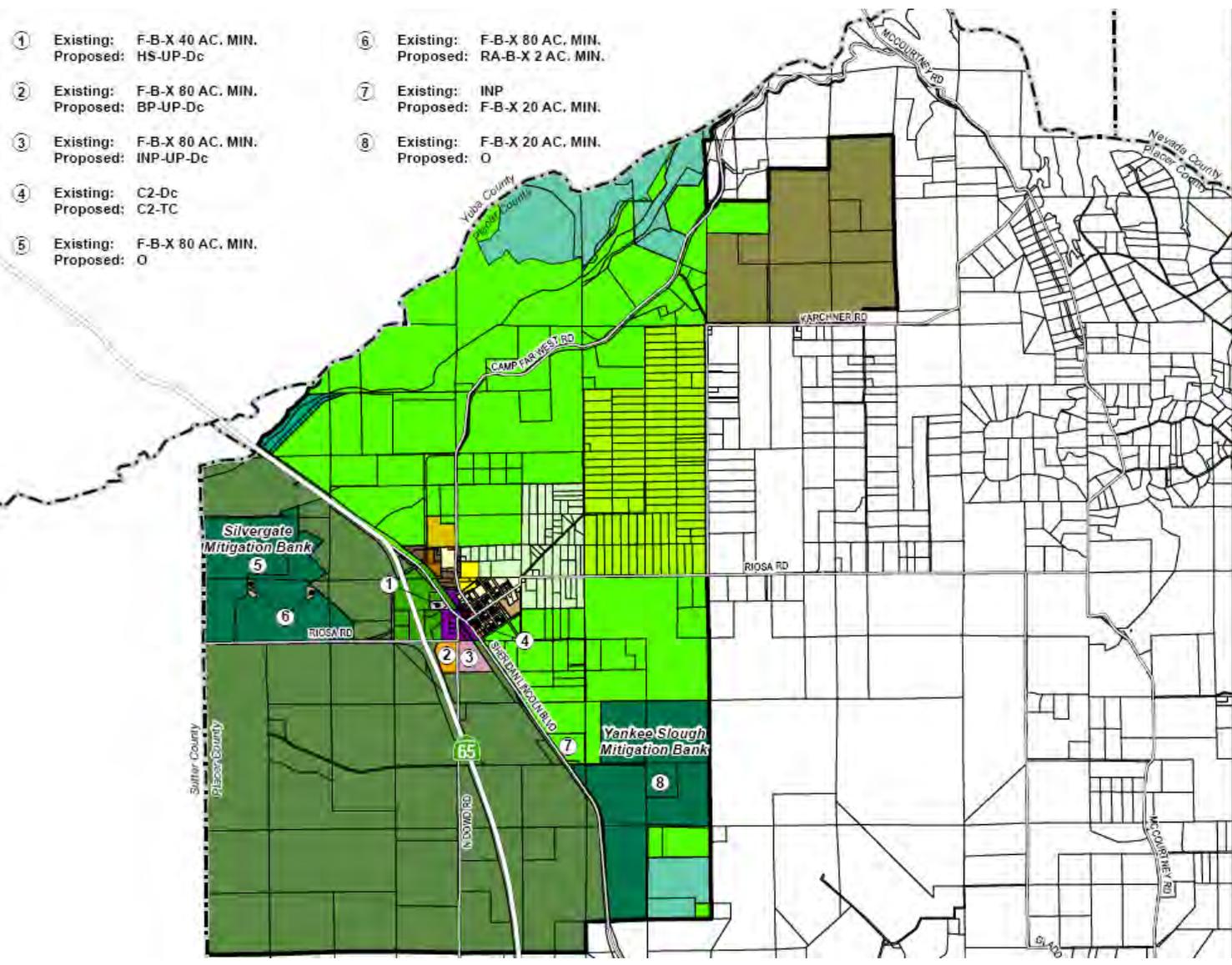


- ① Existing: F-B-X 40 AC. MIN.
Proposed: HS-UP-Dc
- ② Existing: F-B-X 80 AC. MIN.
Proposed: BP-UP-Dc
- ③ Existing: F-B-X 80 AC. MIN.
Proposed: INP-UP-Dc
- ④ Existing: C2-Dc
Proposed: C2-TC
- ⑤ Existing: F-B-X 80 AC. MIN.
Proposed: O

- 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



Reinforce Townsite

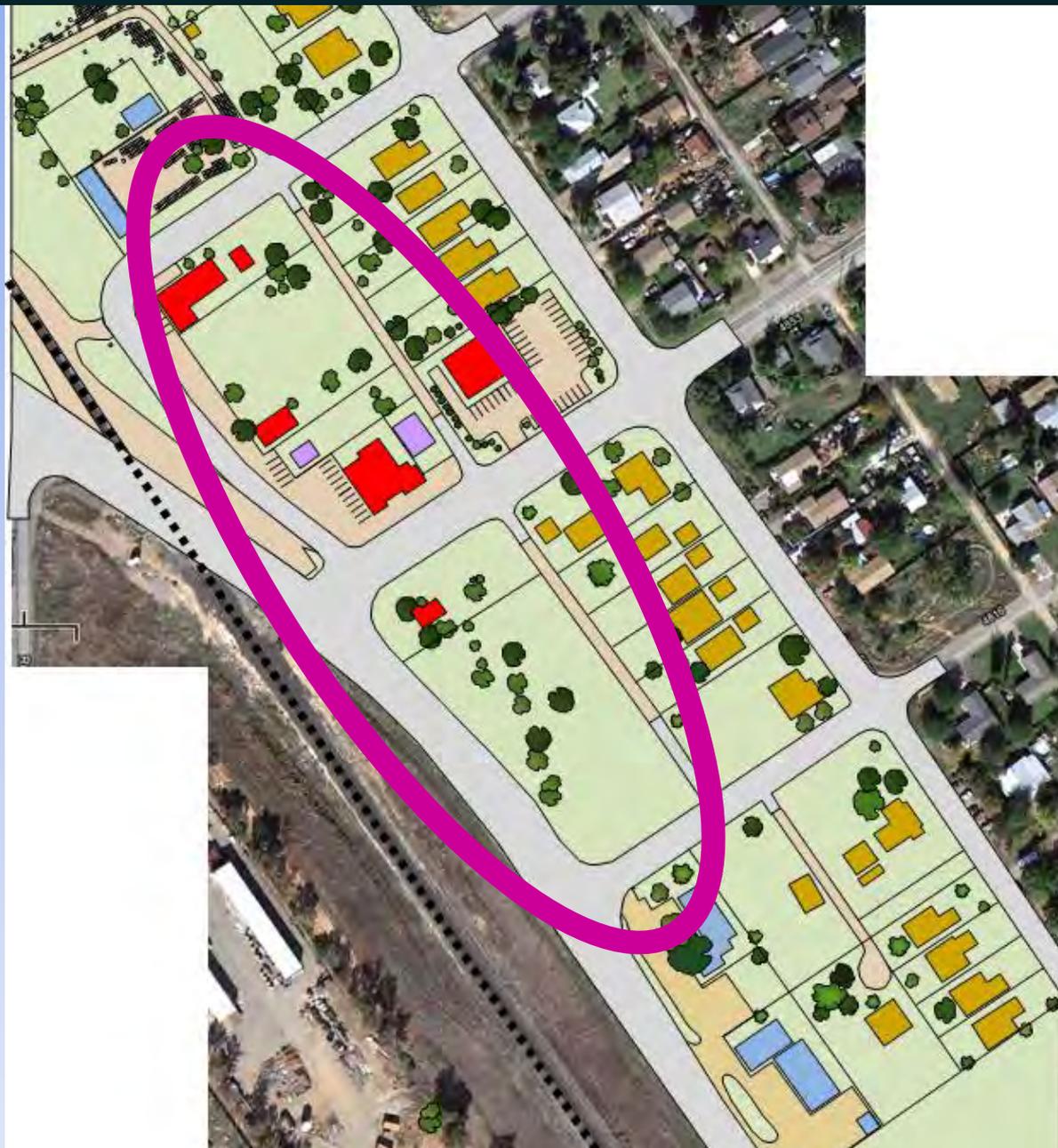
Infill and New Development

How: 82 New Connections to Water and Sewer District

Maintain and Expand Grid Pattern of Townsite



13th Street Redevelopment



13th Street Redevelopment

Allow for Mixed-Use Development

How: Town Center Commercial (-TC)
Combining District

Allow Live/Work Units

Area: 5.3 Acres, Seven Parcels



13th Street Redevelopment



Implementation:

- Zoning Text Amendments Needed

Design Standards:

- Parking
- Streetscape Improvements
- Architecture
- Lighting
- Signage



GAS STATION/DRIVE THROUGHS ALLOWED



DIAGONAL PARKING ALLOWED



ENHANCED STREETScape REQUIRED

13th Street Redevelopment

Disallowed Uses:

- Recycling Collection
- Golf Driving Ranges
- Outdoor Commercial Recreation
- Mobile Home Parks
- RV Parks
- Auto Parts Sales
- Contractor Yards
- Mini-Storage Facilities
- Heliports
- Vehicular Storage



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

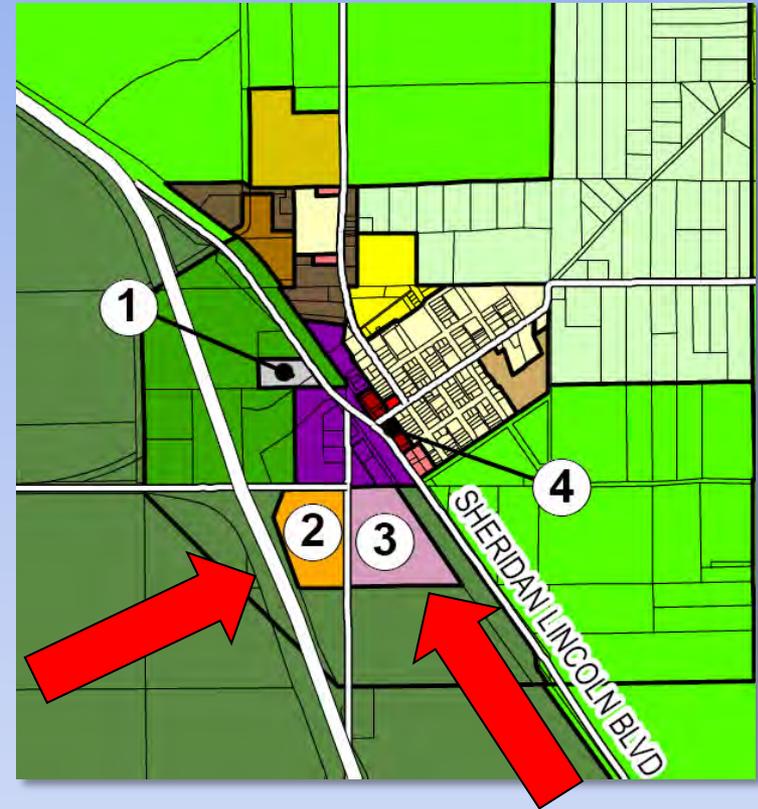
Area:

25.4 acres to Bus. Park

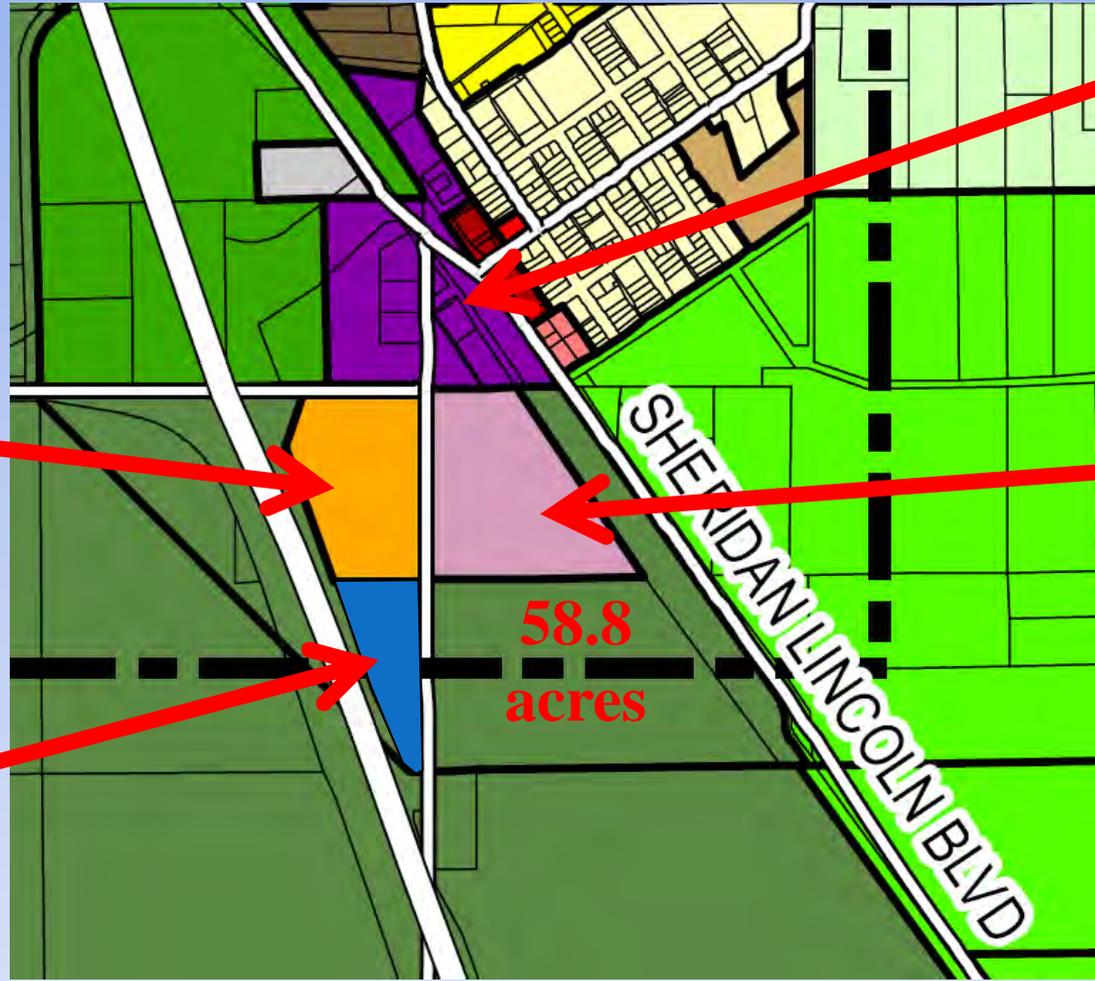
33.6 acres to Ind'l Park

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.**

(page 45)



Rural Area Changes

Minimal Land Use Changes

Maintains All Existing Residential Densities



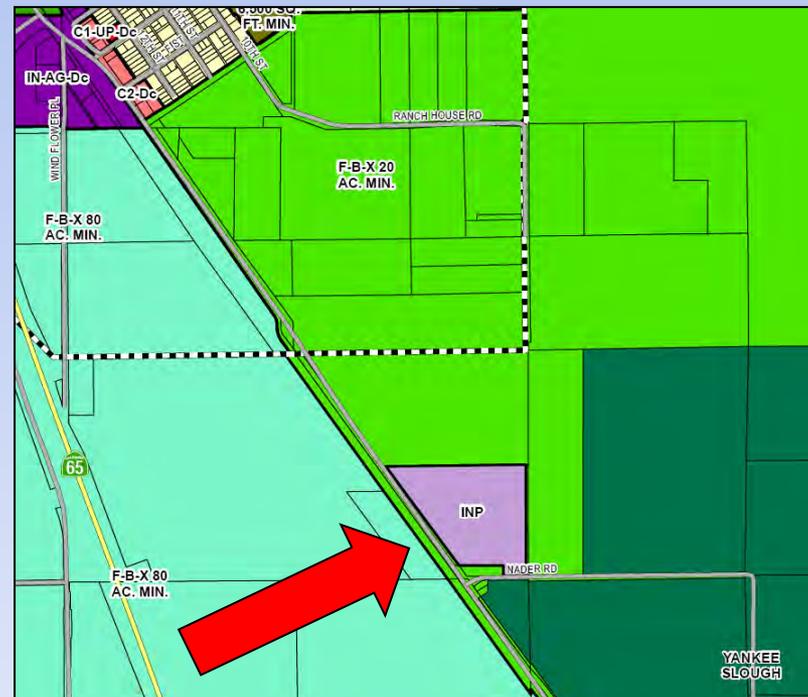
Rural Area Changes

Parcel at Sheridan Lincoln Boulevard/
N. Nader Road

Zoning Change:

INP (Industrial Park) to Farm, 20-acre Min.

Area: 33 acres, One Parcel

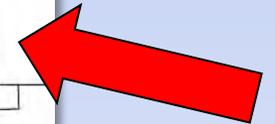
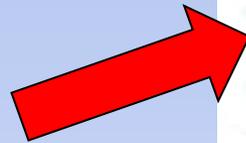
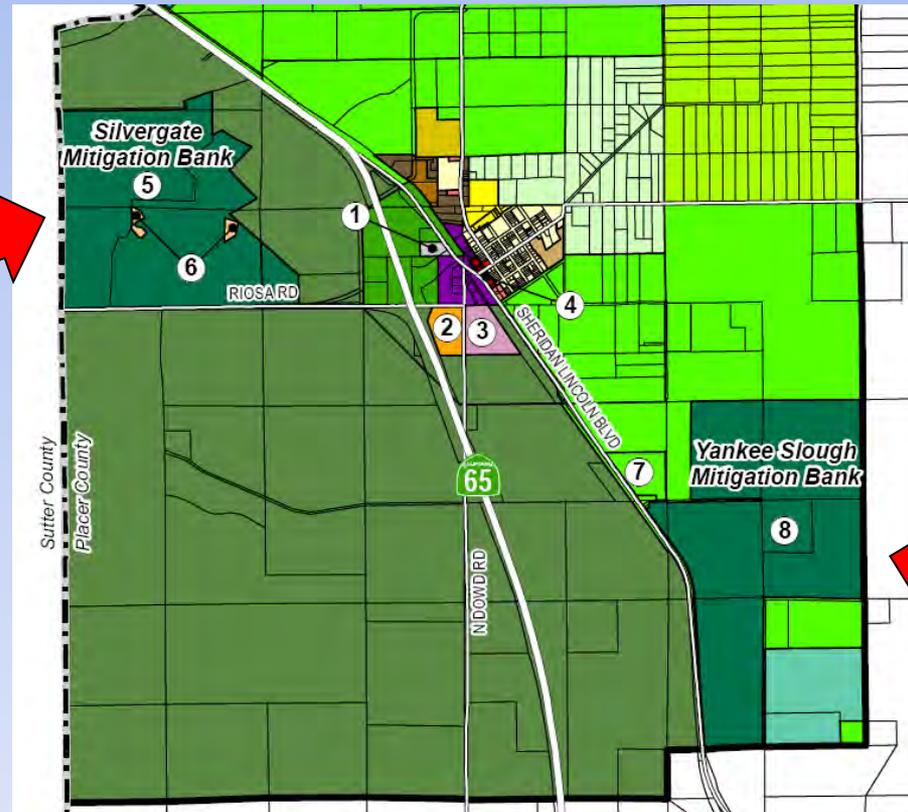


Rural Area Changes

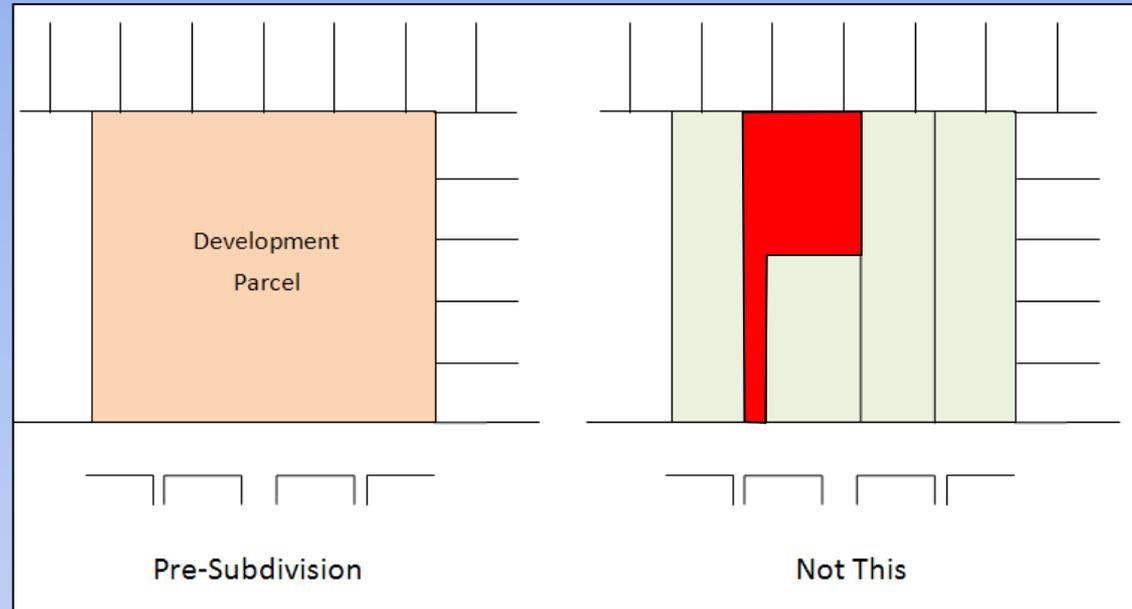
Recognize Existing Mitigation Banks

Land Use Change: Rezone to Open Space

Area: 1,347 acres, 14 Parcels



Rural Area Changes

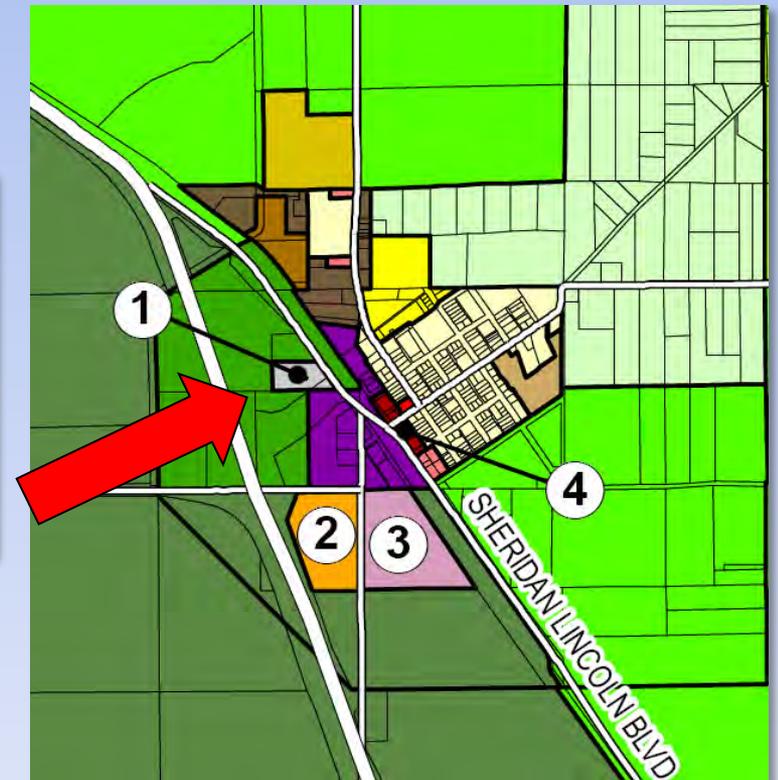


Highway Service

Take Advantage of New Highway Service Zoning (with -UP combining district)

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

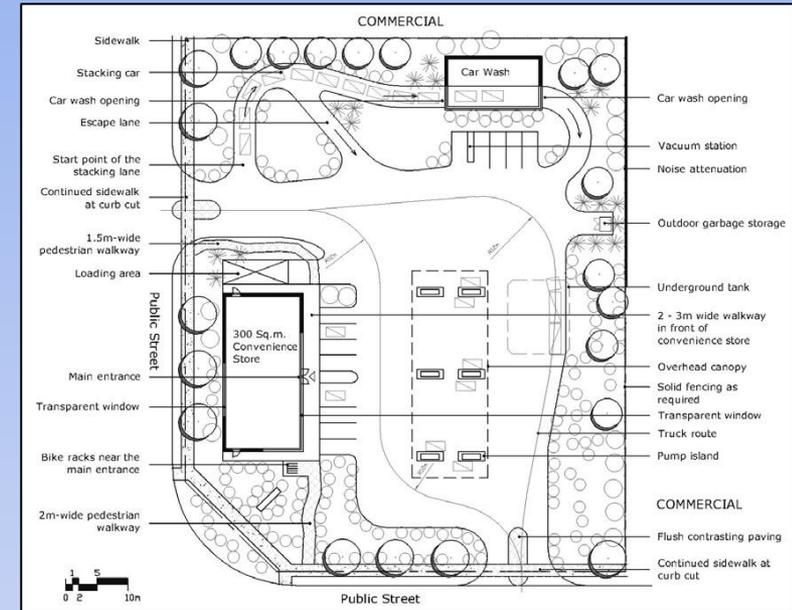
Area: 6.2 Acres, One Parcel



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.

(page 68)



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

Total Rezoning

Plan Area: 14,958 acres

Rezoning: 1,453 total acres (9.7% of Plan area)

1,347 acres (92.7% of total rezoning)
to Open Space



New Flood Hazard Policy

6. Identify existing stormwater drainage issues in the community and work towards obtaining funds to implement corrective actions. *(page 148)*



What's Next



MAC Review Ongoing

MAC Recommendation..... April 9 or Later

Planning Commission Review

Board of Supervisors' Consideration



Questions and Answers

Questions?

Stay Connected:

Chris Schmidt

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**

