

October 21, 2025

To: Members of Equitable Growth and Housing Committee
From: Sheryl M. M. Long, City Manager
Subject: Ordinance – Approving a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 94, “The Crossbuck” in Oakley.

202501854

Transmitted is an Ordinance captioned:

APPROVING a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 94, “The Crossbuck,” to permit additional uses within the planned development and allow for the construction of two pickleball courts, a dog park, a maintenance garage, and a pavilion structure in the area located at 3033 Jared Ellis Drive in the Oakley neighborhood.

The City Planning Commission recommended approval of the designation at its October 3, 2025 meeting.

Summary

The petitioner is proposing a Major Amendment to the Concept Plan and Development Program Statement for Planned Development No. 94, The Crossbuck, in Oakley. The petitioner is requesting recreational uses, including a dog park and pickleball courts, and accessory structures for a maintenance garage and a pavilion at the pickleball courts. The Crossbuck (previously The Abbey and Arcadia), includes a total of 119 three-story townhomes on individual lots. PD-94 was established by City Council in October 2022 (Ord. 0322-2022), and a Final Development Plan was approved by the City Planning Commission on September 16, 2022. The City Planning Commission also reviewed and approved a Phase I Development Plan and Subdivision Improvement Plan on May 3, 2024, and a Phase II Development Plan and Subdivision Improvement Plan on February 7, 2025.

The City Planning Commission recommended the following on October 3, 2025, to City Council:

APPROVE the Department of City Planning and Engagement Findings as detailed in this report;

ADOPT the proposed Major Amendment to the Concept Plan and Development Program Statement for Planned Development #94 (PD-94), The Crossbuck, located at 3033 Jared Ellis Drive in Oakley as outlined in this report.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement