

AGENDA ITEM: 4.

DATE: 03-15-10

## STAFF REPORT

### GENERAL PLAN AMENDMENT 04-07, ZONE CHANGE 04-08, and TENTATIVE TRACT MAP NO. 62759

DATE: March 15, 2010

TO: Lancaster Planning Commission

FROM: Planning Department

APPLICANT: Empire Land LLC

LOCATION: 160+ acres located on the southwest corner of 50th Street West & Avenue H

REQUEST:

1. Amendment of General Plan land use from Non-Urban (0.4 to 2.0 dwelling units per acre) to Urban Residential (2.1 to 6.5 dwelling units per acre);
2. Rezoning the property from Rural Residential 2.5 acres (one dwelling unit per 2.5 acres or a minimum net area of 100,000 square feet) to R-7,000 (one dwelling unit per a minimum net area of 7,000 square feet);
3. A subdivision for 655 single family residential lots in the R-7,000 Zone

RECOMMENDATION: Continue General Plan Amendment 04-07, Zone Change 04-08 and Tentative Tract Map No. 62759 to the April 19, 2010, Planning Commission meeting.

BACKGROUND: In order to properly notice General Plan Amendment 04-07, Zone Change 04-08 and Tentative Tract Map No. 62759, staff is requesting a continuation to the April 19, 2010, Planning Commission meeting. In addition, staff sent the applicant and their engineer of record a certified letter dated January 25, 2010, requesting their intent for the abovementioned projects. The letter also stated that if no response was received, then the projects would be recommended denial at the April 19, 2010, Planning Commission meeting.

Respectfully submitted,

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Randie Davis, Assistant Planner

cc: Applicant  
Engineer