

**STAFF REPORT**  
**City of Lancaster**

PH 3
12/14/2010
MVB

Date: December 14, 2010

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **General Plan Amendment 10-01 and Zone Change 10-02**  
**(180± acres bounded by Avenue H, 90<sup>th</sup> Street West, 80<sup>th</sup> Street West, Avenue H-4, and Avenue H-8)**

---

**Recommendation:**

1. Adopt **Resolution No. 10-75**, approving an amendment to the adopted General Plan of the City known as General Plan Amendment No. 10-01, amending the General Plan land use designation on the subject property from UR (Urban Residential, 2.1 to 6.5 dwelling units per acre) and C (Commercial) to NU (Non-Urban Residential) to allow for the development of a photovoltaic solar energy generating facility.
2. Introduce **Ordinance No. 957**, amending the City Zoning Plan for 180± acres bounded by Avenue H, 80<sup>th</sup> Street West, Avenue H-8, Avenue H-4 and 90<sup>th</sup> Street West known as Zone Change No. 10-02; rezoning the subject property from R-7,000 (single family residential, one dwelling unit per 7,000 square feet) and CPD (Commercial Planned Development to RR-2.5 (Rural Residential, one dwelling unit per 2.5 acres) to allow for the development of a photovoltaic solar energy generating facility.

**Fiscal Impact:**

None.

**Background:**

The applicant, Beautiful Earth Group, LLC, has proposed to construct and operate a photovoltaic (PV) solar energy generating facility consisting of two 19-megawatt (MW) fields for a total of 38 MW. The project site is currently designated as UR and C, zoned R-7,000 and CPD, and approved for 631 single family residential lots. The approved residential subdivision is designated as an urban residential area but is completely surrounded by non-urban residential/agricultural uses, and is not in proximity to goods and services that are typically necessary for urban developments. However, the City's zoning code does not permit the development of commercial-style solar energy facilities under the current R-7,000 and CPD zoning; therefore, amendment of the General Plan land use designation to non-urban and rezoning of the site is to RR-2.5 is necessary to allow the project to move forward.

On November 15, 2010, the Planning Commission adopted Resolution No. 10-49 recommending that the City Council approve General Plan Amendment 10-01 and Zone Change 10-02. They also adopted Resolution No. 10-50 approving Conditional Use Permit 10-22 to allow for the development of the photovoltaic solar energy generating facility. This approval does not become valid until the effective date of the general plan amendment and zone change.

BSL/jr

**Attachments:**

Resolution No. 10-75

Ordinance No. 957

PC Staff Report from the November 15, 2010, Planning Commission Meeting (available for review in the City Clerk Department)