

STAFF REPORT
City of Lancaster

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MVB

Date: May 8, 2012

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **General Plan Amendment 12-01 and Zone Change 12-01**, a total of 64± gross acres, as follows:

- 9± gross acres at the northeast corner of 3rd Street East and Kettering Street (Site 1)
- 55± gross acres at the southeast corner of Division Street and Avenue H-8 (Site 2)

Recommendation:

- A. Adopt **Resolution No. 12-21**, amending the General Plan land use designation on the subject properties from a combination of UR (Urban Residential, 2.1 to 6.5 dwelling units per acre), O (Open Space), C (Commercial), and OP (Office Professional), to P (Public Use) and UR (Urban Residential).
- B. Introduce **Ordinance No. 978**, rezoning the subject properties from a combination of R-7,000 (single family residential, one dwelling unit per 7,000 square feet), PK (Park), CPD (Commercial Planned Development), S (School), and OP (Office Professional), to P (Public Use) and R-7,000.

Fiscal Impact:

None.

Discussion:

The Lancaster Power Authority (LPA) entered into a Master Solar Power Purchase and Sale Agreement with US Topco Energy, LLC, on June 28, 2011, to produce up to 200 MW of solar energy. As part of this agreement, these two sites, owned by the City of Lancaster, were identified for consideration. Site 1 is a vacant site, approximately 9 acres, located at the northeast corner of Kettering Street and 3rd Street East. Site 2 is approximately 16 acres, located at the southeast corner of Division Street and Avenue H-8, and is a portion of the former fairgrounds.

A total of 64± gross acres (55 acres at the former fairgrounds and 9 acres at 3rd Street East and Kettering Street) is proposed for the General Plan land use designation and zoning changes. The larger acreage changes on Site 2 are necessary not only for the development of the commercial solar facilities, but to provide for the long-term operation and expansion of the Lancaster University Center, and meet requirements for additional residential units to be built on the former fairgrounds property. The Public land use designation and Public zoning would allow the flexibility for the development of solar facilities, the expansion of the University Center, and the development of other future public uses. The Urban Residential land use designation and R-7,000 would allow the construction of the required residential dwelling units.

On April 16, 2012, the Planning Commission adopted Resolution 12-07 recommending that the City Council approve General Plan Amendment 12-01 and Zone Change 12-01. They also adopted Resolution 12-08 approving Conditional Use Permit 12-02 to allow for the development of the photovoltaic solar energy generating facilities. This approval does not become valid until the effective date of the general plan amendment and zone change.

JS:BSL/jr

Attachments:

Resolution No. 12-21

Exhibit 1 (Proposed General Plan Designation)

Ordinance No. 978

Exhibit 2 (Proposed Zoning Designation)

PC Staff Report from the April 16, 2012, Planning Commission Meeting