

STAFF REPORT
City of Lancaster

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MVB

Date: February 26, 2013

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **General Plan Amendment No. 12-03 and Zone Change No. 12-03** (20± acres located at the southwest corner of Lancaster Boulevard and 40th Street East)

Recommendation:

- A. Adopt **Resolution No. 13-08**, amending the General Plan land use designation on the subject property from UR (Urban Residential, 2.1 to 6.5 dwelling units per acre) to NU (Non-Urban Residential).
- B. Introduce **Ordinance No. 987**, rezoning the subject property from R-7,000 (single family residential, one dwelling unit per 7,000 square feet) to RR-2.5 (Rural Residential, one dwelling unit per 2.5 acres).

Fiscal Impact:

None.

Discussion:

The applicant, Sunlight Partners, LLC, has proposed to construct and operate a 1.5 megawatt (MW) photovoltaic (PV) solar energy generating facility located at the southwest corner of Lancaster Boulevard and 40th Street East. The project site is currently designated as UR (Urban Residential) and zoned R-7,000 (single family residential, minimum lot size 7,000 square feet). All the property immediately surrounding the project site is designated as UR and zoned as either R-7,000 or R-10,000 (single family residential, minimum lot size 10,000 square feet). The property on the east side of 40th Street East is designated as NU (Non-Urban Residential) and RR-2.5 (Rural Residential, one dwelling unit per 2.5 acres).

The City's zoning code does not permit the development of commercial-style solar energy facilities under the current R-7,000; therefore, amendment of the General Plan land use designation to non-urban and rezoning of the site to RR-2.5 is necessary to allow the project to move forward.

Staff believes these proposed changes, and the project itself, are consistent with the City's alternative energy goals and policies. Additionally, the project site is located in close proximity

(approximately 650 feet) to Rural Residential designations to the east, and the development of this site would help achieve a more distributive generation pattern.

On December 17, 2012, the Planning Commission adopted Resolution No. 12-26 recommending that the City Council approve General Plan Amendment No. 12-03 and Zone Change No. 12-03. They also adopted Resolution No. 12-27 approving Conditional Use Permit No. 12-12 to allow for the development of the photovoltaic solar energy generating facilities. The conditional use permit approval does not become valid until the effective date of the general plan amendment and zone change.

BSL/jr

Attachments:

Resolution No. 13-08

Ordinance No. 987

PC Staff Report from the December 17, 2012, Planning Commission Meeting