

STAFF REPORT
City of Lancaster

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MVB

Date: May 14, 2013

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **General Plan Amendment No. 11-03 and Zone Change No. 11-03** (28.5± acres on the northwest corner of 60th Street West and Avenue J)

Recommendations:

A. Adopt **Resolution No. 13-12**, amending the General Plan land use designation on the subject property from LI (Light Industrial) to UR (Urban Residential, 2.1 to 6.5 dwelling units per acre).

B. Introduce **Ordinance No. 991**, rezoning the subject property from LI (Light Industrial) to R-7,000 (single-family residential, one dwelling unit per 7,000 square feet).

Fiscal Impact:

None.

Discussion:

The applicant, Pacific Communities Inc., has proposed an RPD (Residential Planned Development) with a VTTM (Vesting Tentative Tract Map) to construct 108 single-family lots and a drainage channel located at the northwest corner of 60th Street West and Avenue J. The project site is currently designated as LI (Light Industrial) and zoned LI (Light Industrial). The properties to the south and west are designated UR, zoned R-7,000. The property to the north is designated LI, zoned LI. The property to the east is designated P (Public), zoned P (Public).

The City's zoning code does not permit residential development under the current LI designation; therefore, an amendment of the General Plan land use designation to UR and rezoning of the site to R-7,000 is necessary to allow for the processing of the RPD. The approval of the RPD would allow the City to obtain dedication and improvement for the drainage channel, which would have been more difficult to acquire with an LI designation and LI Zone.

On April 15, 2013, the Planning Commission adopted Resolution No. 13-03 recommending that the City Council approve General Plan Amendment No. 11-03 and Zone Change No. 11-03. They also adopted Resolution No. 13-04, approving Conditional Use Permit No. 11-09, to allow for a Residential Planned Development (RPD) with a Vesting Tentative Tract Map consisting of 108 single-family lots and a drainage channel. The conditional use permit approval does not become valid until the effective date of the zone change.

BSL/jr

Attachments:

Resolution No. 13-12

Ordinance No. 991

PC Staff Report from the April 15, 2013, Planning Commission Meeting