

STAFF REPORT
City of Lancaster

PH 1
10/13/15
MVB

Date: October 13, 2015

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **General Plan Amendment No. 14-02 and Zone Change No. 14-03** (80± acres generally bounded by Avenue G-4, Avenue G-8, 105th Street West and 107th Street West and by Avenue G-12, Avenue H, 105th Street West and 107th Street West; this 80± acres is part of a larger 725± acre site approved for a commercial-scale solar facility)

Recommendations:

- a. Adopt **Resolution No. 15-55**, approving an amendment to the adopted General Plan of the City, known as General Plan Amendment No. 14-03, amending the general plan land use designation on the subject property from UR (Urban Residential) to NU (Non-Urban Residential).
- b. Introduce **Ordinance No. 1008**, amending the City zoning plan for a total of 80± acres of a 725-acre site generally bounded by Avenue G, Avenue H, 93rd Street West and 107th Street West, known as Zone Change No. 14-03, rezoning the subject property from R-7,000 (single family residential, minimum lot size 7,000 square feet), R-10,000 (single family residence, minimum lot size 10,000 square feet), and R-15,000 (single family residential, minimum lot size 15,000 square feet) to RR-2.5 (Rural Residential, one dwelling unit per 2.5 acres).

Fiscal Impact:

None.

Background:

The applicant, Sustainable Power (sPower) Group, LLC, has proposed to construct and operate a 100-megawatt (MW) photovoltaic (PV) solar energy generating facility generally bounded by Avenue G, Avenue H, 93rd Street West, and 107th Street West. Approximately 80 acres (the property located west of 105th Street West) is designated as UR (Urban Residential), zoned R-7,000, R-10,000, and R-15,000. The remainder of the project site is covered by Development Agreement No. 89-01, which allows for the development of solar facilities with a Conditional Use Permit. The City's zoning code does not permit the development of commercial-style solar energy facilities on property designated for urban uses. Therefore, amendment of the General Plan land use designation to non-urban residential and rezoning of the subject property to RR-2.5 is necessary to allow this facility to move forward.

On September 21, 2015, the Planning Commission adopted Resolution No. 15-19 certifying the Environmental Impact Report for the proposed project and recommending that the City Council approve General Plan Amendment No. 14-03 and Zone Change No. 14-03. They also adopted Resolution Nos. 15-20 through 15-27, approving Conditional Use Permit Nos. 14-15a, 14-15b, 14-15c, 14-15d, 14-15e, 14-15f, 14-16a, and 14-16b, to allow for the development of a photovoltaic solar energy generating facility. The approval of Conditional Use Permit Nos. 14-16a and 14-16 do not become valid until the effective date of the general plan amendment and zone change. The approval of Conditional Use Permit Nos. 14-15a through 14-15f became effective with the Planning Commission decision.

BSL/jr

Attachments:

Resolution No. 15-55

Ordinance No. 1008

Planning Commission Staff Report dated September 21, 2015