

LANCASTER PLANNING COMMISSION

Chairman James D. Vose
Vice Chairman Thomas (Randy) Hall
Commissioner Diana Cook
Commissioner Cassandra D. Harvey
Commissioner Drew Mercy
Commissioner Sandy Smith

SPECIAL MEETING – AGENDA REVIEW

Monday
September 11, 2017
4:30 p.m.
Council Chambers, Lancaster City Hall

The Commission Secretary hereby declares that the agenda was posted by 3:00 p.m. on Friday, September 8, 2017, at the entrance to the Lancaster City Hall Council Chambers

The Planning Commission Agenda Review is to provide Commissioners with the opportunity to review upcoming regular meeting agenda items with Staff. No public testimony will be taken on the items until the formal public hearing. Final agenda will be posted by 4:00 p.m. on Friday, September 15, 2017, at the entrance to the Lancaster City Hall Council Chambers and on the City's website.

CALL TO ORDER

ROLL CALL

Commissioners Cook, Harvey, Mercy, Smith, Vice Chair Hall, Chairman Vose.

AGENDA REVIEW ITEMS

- 1. Approval of Minutes from the Regular Meeting of August 14, 2017**

2. Conditional Use Permit No. 15-08, Tentative Tract Map No. 72534

Applicant: GID Lancaster 80, LLC

Location: 20± gross acres located at the southeast corner of Avenue J-8 and future 67th Street West

Request: Residential Planned Development (RPD) for 109 single-family lots, a 1.17-acre private park, a .25-acre paseo, and one drainage basin lot in the R-7,000 Zone. The streets within the subdivision would be private.

3. Tentative Tract Map No. 61574

Applicant: United Engineering Group

Location: 26.6± gross acres located on the southwest corner of Avenue K and 30th Street East

Request: A subdivision for 45 single-family lots in the R-10,000 Zone and one remainder parcel in the CPD Zone

4. Tentative Tract Map No. 62485

Applicant: Royal Investors Group, LLC

Location: 10.09± gross acres located on the southwest corner of 30th Street East and Nugent Street

Request: A subdivision for 39 single-family lots in the R-7,000 Zone

5. Tentative Tract Map No. 63031

Applicant: Westpalm Development Corporation

Location: 10.0± gross acres located on the southwest corner of Lancaster Boulevard and future 32nd Street East

Request: A subdivision for 25 single-family lots in the R-7,000 Zone

6. Tentative Tract Map No. 63112

Applicant: Bayshore, LLC

Location: 32.0± gross acres located on the southeast corner of 15th Street East and Avenue H-8

Request: A subdivision for 126 single-family lots in the R-7,000 Zone

7. Tentative Tract Map No. 64877

Applicant: Royal Investors Group, LLC

Location: 9.42± gross acres located on the northeast corner of 20th Street East and Nugent Street

Request: A subdivision for 41 single-family lots in the R-7,000 Zone

8. Tentative Tract Map No. 66680, Tentative Parcel Map Nos. 69747 and 70303

Applicant: STG Stoneridge Ranch, LLC

Location: 72.9± gross acres located on the southwest corner of 52nd Street West and Avenue K-8

Request: Tentative Tract Map No. 66680 is a subdivision for 238 single-family lots, (128 within the R-7,000 Zone, 89 within the R-10,000 Zone, and 21 within the R-15,000 Zone). Tentative Parcel Map No. 69747 would subdivide property west of 55th Street West into two parcels, and Tentative Parcel Map No. 70303 would subdivide the property east of 55th Street West into two parcels; both parcel maps are for financial purposes to allow the individual parcels to be sold

9. One-Year Extensions

a. Tentative Tract Map No. 60367

Applicant: Royal Investors Group, LLC

Location: 30± gross acres located on the northeast corner of Lancaster Boulevard and 37th Street East

Request: A subdivision for 129 single-family lots in the R-7,000 and R-10,000 Zones

b. Tentative Tract Map No. 61678

Applicant: Royal Investors Group, LLC

Location: 15.14± gross acres located on the southeast corner of Avenue K and future 57th Street West

Request: A subdivision for 58 single-family lots in the R-7,000 Zone

c. Tentative Tract Map No. 63365

Applicant: Royal Investors Group, LLC

Location: 28.5± gross acres located on the northwest corner of future 35th Street East and Avenue J

Request: A subdivision for 114 single-family lots in the R-7,000 Zone

10. Conditional Use Permit No. 17-23

Applicant: Mildred House, Doreen Lopez

Location: 42630 10th Street West, Unit 1

Request: Alcoholic Beverage Control Type 21 license (Off Sale General-Package Store) for a florist shop (Isla's Flower Boutique) in the Light Industrial (LI) Zone

11. Covenant of Easement Ordinance

Applicant: City of Lancaster

Location: City-wide

Request: Amendment to Title 16 of the Lancaster Municipal Code (LMC), relating to the creation of easements by covenant

12. Subdivision Completion Incentive

13. Community Benefit Agreement/ Program Ordinance

14. Realtor Street Signs

COMMISSION DISCUSSION

ADJOURNMENT

The meeting is adjourned to the Regular Meeting on Monday, September 18, 2017, at 5:00 p.m., in the Lancaster City Hall Council Chambers.