

LAND USE CLEAN-UP

LS201

Proposed Change: General Commercial to Village Residential 30		
Basis for Change: Minor CPG Request		
Community Recommendation	Support ¹	
Opposition Expected	No	
Property Description		
<u>Property Owner:</u> Steven Worley		
<u>Property Size:</u> 2 parcels (1.1 acres)		
<u>Location:</u> The two parcels are located on Pepper Drive, near the intersection with Winter Gardens Boulevard; approximately 1 ½ miles east of SR-67; inside the County Water Authority boundary		
<u>Prevalence of Constraints (See following page):</u>		
<ul style="list-style-type: none"> ● – high; ◐ – partially; ○ - none ○ Steep Slope (Greater than 25%) ○ Floodplain ○ Wetlands ○ Sensitive Habitat ○ Agricultural Lands ○ Fire Hazard Severity Zones 		
Land Use		
<i>General Plan</i>		
Scenario	Designation	DU's
Existing General Plan	General Commercial (C36 zoning allows 40 du/acre on western parcel & 29 du/acre on eastern parcel)	37
Proposed Change	Village Residential 30	32
GP Update Analyzed	General Commercial only	37
<i>Zoning</i>		
Scenario	Designation	Min. Lot Size
Existing	C36	N/A & 6,000sf
Proposed	RU	6,000sf

Note:
¹ Lakeside CPG Minutes of April 2, 2014 (attached)



Aerial Photo



General Plan



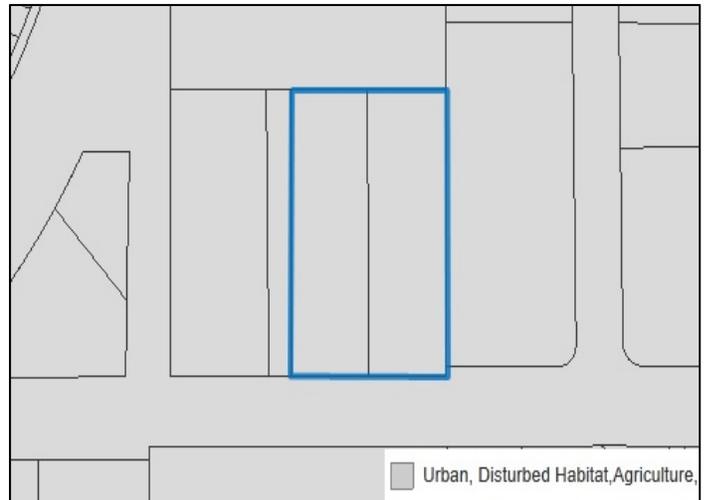
Staff Recommendation

LAND USE CLEAN-UP

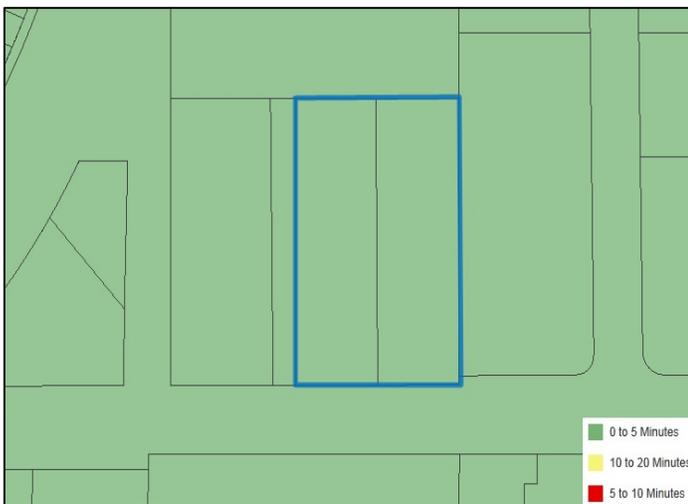
LS201



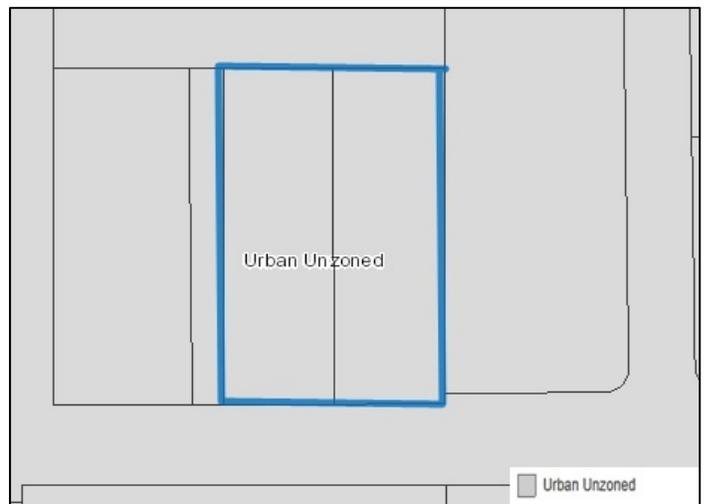
Vicinity Map



Habitat Evaluation Model



Emergency Response Travel Time



Fire Hazard Severity Zones

Context

The two parcels are in a Village area of commercial and high density residential uses. In the previous General Plan, the western lot was designated for commercial and the eastern lot was designated for high density residential. The Lakeside Community Planning Group and the property owner are recommending the proposed change from General Commercial to Village Residential 30, in response to the market demand for multi-family housing. The proposed change to VR-30 would be consistent with the analysis of the General Plan EIR, because the current zoning allows residential as a secondary use with densities of 40 and 29 dwelling units per acre.

General Plan Consistency

Policy LU-9.2 Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations.

The Village Residential 30 designation is consistent with policy COS-9.2 based on the following:

- The subject parcels contain no native vegetation, floodplains, steep slopes or other constraints limiting development potential
- The parcels are located within a Village area, surrounded by high density residential and commercial uses

APNs

3882603200, 3882603300

LAND USE CLEAN-UP

Lakeside Community Planning Group Minutes

LAKESIDE COMMUNITY PLANNING GROUP

FINAL MEETING MINUTES
WEDNESDAY, APRIL 2, 2014 – 6:30 PM

Members present: Wyatt Allen, Mark Baker, George Barnard, Julie Bugbee, Laura Cyphert (chair), Milt Cyphert, Tom Medvitz, Kristen Mitten (arrived at 7:10pm), Paul Sprecco, Bob Turner.

Members Absent: Seat #4 vacant, Jeff Brust, Lynn Carlson, Glenn Inverso, Linda Strom

Public present: Approximately 35

B. 2015 General Plan Clean up - The following are items which may be considered in the 2015 General Plan Clean up.

1. **Rezoning of 1322 Pepper Drive (APN 388-260-33) and 1332 Pepper Drive (APN 388-260-32)** – The parcels currently have a Land Use designation of C-1 (General Commercial) and zoning use regulation of C36 (General Commercial). Prior to the GP Update, 1322 was commercial and 1332 was high density residential. These parcels are basically in a land use ‘transition area’ with General Commercial on the west and Village Residential 30 (VR-30, 30 units per acre) on the east. These parcels will be considered for rezoning to multi-family housing.

- M. Baker recused himself due to a possible conflict with his seat on the Fire Board.

- The owner of the properties explained the present condition of the properties and asked the LCPG to consider rezoning these properties to Multifamily with the 2015 General Plan Clean Up.

- K. Mitten stated that it makes sense to place new density along our arterial streets, such as Pepper and Winter Gardens, that are served by transit.

- G. Barnard asked if neighbors were notified (as this is a rezoning, it is not a specific project)

- W. Allen pointed out that there is nothing historic here and commercial is not appropriate here.

No Public Comment

*A motion to recommend Approval of the project was made by W. Allen and seconded by M Cyphert.
Motion to Recommend Approval passed (10-0-0-4; M. Baker recused himself)*
