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STAFF REPORT

Item # 5

To: Lemoore City Council
From: Holly Smyth, Planning Director, G. Hobbs, Assistant Planner
Date: March 11, 2009
Subject: E.IA. #2009-01 / Zone Change #2009-01 / Site Plan Review #2009-01, Applications by Richard Wills and Davco Development, LLC, to change the zoning from R-1-7 PUD to RM-3 PUD in conformity with the General Plan and thereafter remove existing buildings and construct an 81-unit Multi-Family Apartment Complex called Village at Acacia

Discussion:

Richard Wills and Davco Development, LLC proposes to develop a multi-family complex called Village at Acacia, containing 81 two-story apartments on a 6.36 acre site located on the southwest corner of West Bush Street and Acacia Drive. The 6.36 acre site is currently zoned R-1-7 with a Planned Unit Development overlay. The applicant has requested to change the zoning of the 6.36 acre site to RM-3 with a Planned Unit Development overlay to conform with the General Plan designation of Medium Density Residential. The proposed project includes 24 two-bedroom units, 41 three-bedroom units which includes a managers unit, and 16 four-bedroom units each with washer dryer hookups. An 1,800 square foot community center will be provided with a computer center, laundry room, pool, barbecue area and two tot lots. The subject site currently contains metal buildings and six dilapidated single family residents which will either be removed or demolished as part of the project. A total of 162 on-site parking spaces were proposed, of which 4 would have been ADA compliant and 81 with carports. Ingress/egress to the apartment complex will be from drive approaches off of West Bush Street and Acacia Drive.

After public testimony and discussion, the Planning Commission passed the attached Resolution #2009-01 recommending that the City Council adopt Mitigated Negative Declaration #2009-01, Zone Change #2009-01 and Site Plan Review #2009-01 with conditions to construct the project. Pursuant to the Lemoore Municipal Code, a public hearing has been noticed for the City Council to take further public testimony before making the final decision on the project.

The Planning Commission's staff report and original Resolution #2009-01 recommending City Council approval are available on the website and or you previously received along with large scale project drawings in the Planning Commission agenda packet from February 23, 2009 for Council's review. The adopted Planning Commission resolution modified conditions 2 and 5 as suggested by staff and is therefore included herein.

Budget Impact:

None.

Recommendation:

Staff recommends that Council open the public hearing, listen to staff's report, take public testimony, have a discussion on the project, and consider approving the attached Resolution #2009-12 which affirms Planning Commission's recommendation adopting a Mitigated Negative Declaration #2009-01 and Site Plan Review #2009-01 and consider approving the attached Ordinance #2009-04 changing the Zone Classification from R-1-7 (Single Family) with a Planned Unit Development overlay to RM-3 (multi-family) with a Planned Unit Development overlay for this site.

" In God We Trust "