

RESOLUTION NO. 2007-10

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING OVERALL PLOT PLAN, ELEVATIONS, AND FLOOR PLANS FOR
TRACT 872 – SUGARPLUM VILLAGE (HERITAGE ACRES) TIED TO
CONDITIONAL USE PERMIT NO.2006-02/ PLANNED UNIT DEVELOPMENT NO.2006-02 /
TENTATIVE MAP NO.2006-02 FOR KEMP LAND COMPANY**

At a Regular Meeting of the City Council of the City of Lemoore duly called and held on May 14, 2007, at 7:00 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____ and carried that the following Resolution be adopted:

WHEREAS, Robert Badasci had submitted an application for Conditional Use Permit/Planned Unit Development and Tentative Subdivision Map, to subdivide and develop Tract 872 consisting of 30.51 acres into 97 single family lots; and

WHEREAS, the tract on which the development is proposed is located south of Boxwood Lane, north of Geneva Drive and Daphne Lane, and east of Cinnamon Drive and is described Assessor Parcel Nos. 021-110-033, 005, 006 & 007, 021-060-011, 004, 005 & 006, and 021-050-001, 005, & 006; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at their April 10, 2006 meeting, and recommended that the City Council approve the Conditional Use Permit / Planned Unit Development / Tentative Subdivision Map then the City Council passed Resolution No. 2006-15 at their May 2, 2006 meeting approving these applications with 21 conditions of approval; and

WHEREAS, condition No. 11 required that “the PUD overall footprint plan, elevations, and floor plans shall be submitted for separate review and approval by the Planning Commission” after holding a public hearing with the City Council affirming/modifying the Planning Commission prior to the Final Map being recorded.

WHEREAS, the new owner Kemp Land Company has submitted an overall plot plan, elevations and floor plans for review and approval to meet the requirements of condition #11

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore does hereby approve the overall plot plan, floor plans, and elevations as applied for by Kemp Land Co. with the following conditions:

1. No building plan shall exceed 35% floor area ratio
2. Side entry garages shall only include 2-car garage styles and allow 15' setback
3. Detached garages built with optional 2-story shall match the architecture of the main structure.
4. Front yard setbacks shall vary from 15' to 25', excluding architectural features such as porches which can be as close as 13.5', so that the streetscape looks varied.
5. Floor plans / elevations styles shall be modified per the following chart so that the same floor plan with the same elevation is not located within a group of six homes. Additionally, floor plans 2 and 3 should not be used on corner lots and plans 5B and 6B should not be located near each other.

Lot # Phase #	Original Plan Proposed	Change to New Plan
Lot 1, Phase I	6A	2A
Lot 2, Phase I	5B	3B
Lot 11, Phase I	6B	5B
Lot 16, Phase I	4C	2C
Lot 18, Phase I	2A	6B
Lot 19, Phase I	2A	1A
Lot 23, Phase I	6B	2A
Lot 24, Phase I	1C	1B
Lot 26, Phase I	2B	5B
Lot 29, Phase I	6B	2B
Lot 33, Phase I	2A	5A
Lot 1, Phase II	2C	4A
Lot 5, Phase II	4B	4C
Lot 8, Phase II	6B	1B
Lot 13, Phase II	5A	6A
Lot 14, Phase II	6B	5C
Lot 18, Phase II	4C	4B
Lot 19, Phase II	5A	5C
Lot 20, Phase II	6B	1C
Lot 21, Phase II	2C	2B
Lot 22, Phase II	3A	3C
Lot 26, Phase II	6A	2A
Lot 27, Phase II	4A	6A
Lot 28, Phase II	2C	4A
Lot 29, Phase II	6B	5B
Lot 11, Phase III	3C	6B
Lot 15, Phase III	2A	6B
Lot 21, Phase III	2B	4A
Lot 24, Phase III	3B	3A
Lot 26 Phase III	6C	1C
Lot 30, Phase II	2B	4B

6. Up to 55% of the subdivision can have 2-story house plans, this excludes possible 2-story detached setback garages.
7. Fencing on corner lots shall be setback 5' in back of sidewalk and be landscaped to improve the visual appearance of long fence lines.

Passed and adopted at a Regular Meeting of the Lemoore Planning Commission held on the 14th day of May, 2007 by the following vote:

This resolution is subject to review by the City Council pursuant to Lemoore Municipal code Section 9-15-B-2G. The City council may affirm, reverse, or modify this resolution.

**AYES:
NOES:
ABSTAINING:
ABSENT:**

APPROVED:

Kim Moss, Chairperson

ATTEST:

Holly Smyth, Secretary

CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss.
CITY OF LEMOORE)

I, Holly Smyth, Secretary of the Lemoore Planning Commission, do hereby certify the foregoing Resolution of the Planning Commission of the City of Lemoore was duly passed and adopted at a Regular Meeting of the Planning Commission held on May 14, 2007.

DATED: _____, 2007

Holly Smyth, Secretary