



AGENDA MEMORANDUM

Public Hearing/First Reading Ordinance for the City Council Meeting 6/25/2019
Second Reading Ordinance for the City Council Meeting 7/16/2019

DATE: May 7, 2019
TO: Peter Zaroni, City Manager
FROM: Nina Nixon-Mendez, FAICP, Director,
Development Services Department
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Ordinance rezoning a property at or near 3802 Callicoate Road

CAPTION:

Zoning Case No. 0519-01 Luxury Spec Homes (Council District 1)
Ordinance rezoning property at or near 3802 Callicoate Road from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.

PURPOSE:

The purpose of this item is to allow for the construction of single-family homes.

BACKGROUND AND FINDINGS:

The subject property is 24.620 acres in size. The owner is proposing the construction of single-family homes.

ALTERNATIVES:

1. Deny the request of "RS-4.5" Single-Family 4.5 District.

OTHER CONSIDERATIONS:

None.

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Comprehensive Plan (Plan CC).

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital x Not applicable

Fiscal Year: 2018-2019	Current Year	Future Years	TOTALS
Line Item Budget			
Encumbered / Expended Amount			
This item			
BALANCE			

Funding Detail:

Fund: N/A
Organization/Activity: N/A
Mission Element: N/A
Project #: N/A
Account: N/A

RECOMMENDATION:**Planning Commission and Staff Recommendation (May 1, 2019):**

Approval of the change of zoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District.

Vote Results:

For: 7
Opposed: 0
Absent: 1
Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report