



REPORT TO CITY COUNCIL

Approved by:

_____ for the
Department Director

Arnoldo Rodriguez
Arnoldo Rodriguez, City Manager

Council Meeting of: November 20, 2019

Agenda Number: B-12

SUBJECT:

Second reading and consideration of adoption of an Ordinance: Waive full reading and adopt Ordinance rezoning two parcels encompassing approximately 0.29 acre located approximated 200 feet west of the intersection of Sonora and Rush Streets (120 Wilson Ave. and 117 W. Rush St.) from the R3 (High Density) Zone District to the PD-1500 (Planned Development) Zone District.

RECOMMENDATION:

It is recommended that the City Council (Council) waive the full reading and adopt Ordinance rezoning two parcels encompassing approximately 0.29 acre located approximated 200 feet west of the intersection of Sonora and Rush Streets (120 Wilson Ave. and 117 W. Rush St.) from the R3 (High Density) Zone District to the PD-1500 (Planned Development) Zone District.

SUMMARY:

The Council introduced the Rezone Ordinance at a public hearing held on November 6, 2019. The second reading and adoption of the Ordinance will complete the rezoning process.

DISCUSSION:

Planning Commission (Commission) on October 8th approved a precise plan application that allows for the development of a three-story, eight-unit apartment building in conjunction with a negative declaration and a resolution recommending approval of a rezone. Approval of the precise plan is contingent upon approval of the zoning ordinance

Rezoning the property from the R3 (High Density) Zone District to the PD-1500 (Planned Development) Zone District ultimately facilitates the development of one additional dwelling unit where a maximum of seven dwelling units are currently allowed.

At its November 6th meeting, Council approved the adoption of a Negative Declaration. Council also introduced the Ordinance that rezones the project site from the R3 (High Density) to PD-1500 (Planned Development). Rezoning of the subject properties is consistent with the HD (High Density) General Plan land use designation, the recommendations of the Housing Element Vacant Sites Inventory and the requirements of the PD-1500 (Planned Development) Zone District.

FINANCIAL IMPACT:

The applicant paid \$9,230.00 in Planning Department entitlement fees to offset the costs associated with processing this rezoning request, the precise plan, and the supporting environmental determination. Additional fees will be required from the Engineering and Building Departments in conjunction with final approval of civil improvement plans and building plan check and permitting. With development of the approved precise plan, the developer will pay development impact fees toward supporting City infrastructure and services. Conditions of approval for the subdivision require annexation into a City's landscape maintenance district and the City's Community Facilities District 2005-01, supporting the provision of police, fire, parks, and storm drainage services in the City.

CONSISTENCY WITH THE VISION MADERA 2025 PLAN

The first of the four core vision statements is "A Well-Planned City." The Commission, considering how the project and infrastructure can be maintained, is actively implementing this key concept of the Vision Plan. Moreover, approval of the project will help provide consistency with Strategy 131, which states, "Create well-planned neighborhoods throughout Madera that promote connectivity and inclusiveness with a mix of densities."

ALTERNATIVES:

The City Council could consider alternatives other than staff's recommendation of introduction of the rezone ordinance. Those may include:

1. Denial of the request for rezoning. Should the requests be denied, the project site would remain within the R3 (High Density) Zone District. The precise plan would be considered null and void.
2. Continuing the item with direction to staff to provide additional information so as to allow the Council time to digest that information in advance of a decision.
3. Provide staff with other alternative directives.

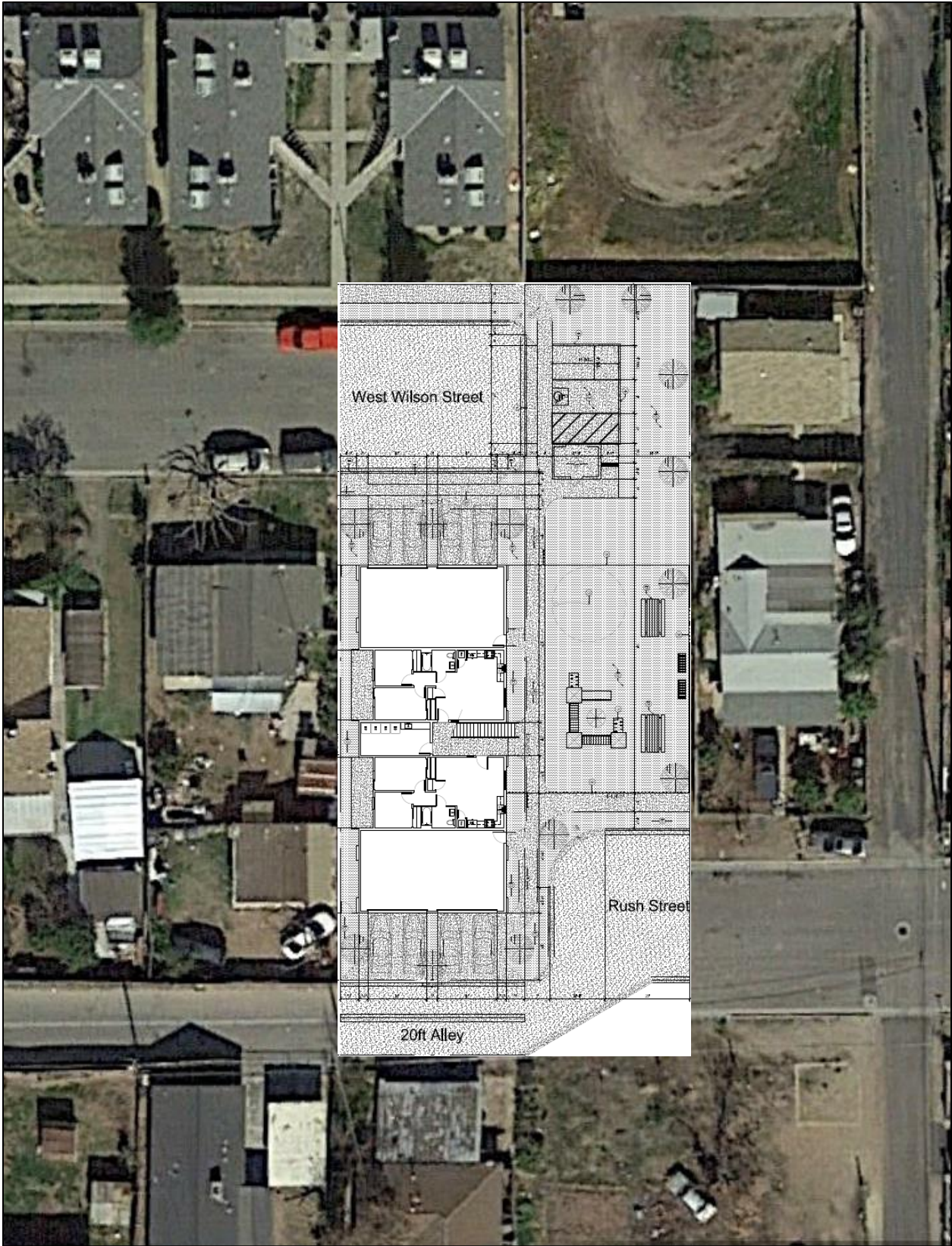
ATTACHMENTS:

1. Aerial Map
2. Project Site Plan
3. Rezone Ordinance
Exhibit A - Zoning Map

Attachment 1: Aerial Photo



Attachment 2: Project Site Plan



Attachment 3: Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MADERA AMENDING THE OFFICIAL CITY OF MADERA ZONING MAP TO REZONE APPROXIMATELY 0.29 ACRES OF PROPERTY LOCATED APPROXIMATED 200 FEET WEST OF THE INTERSECTION OF SONORA AND RUSH STREETS (120 WILSON AVE. AND 117 W. RUSH ST.) FROM THE R3 (HIGH DENSITY) TO THE PD-1500 (PLANNED DEVELOPMENT) ZONE DISTRICT (APN: 003-093-006 AND 008).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MADERA AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Madera and this City Council (Council) have held duly noticed public hearings for the rezoning of approximately .29 acres located approximated 200 feet west of the intersection of Sonora and Rush Streets (120 Wilson Ave. and 117 W. Rush St.) from the R3 (High Density) to the PD-1500 (Planned Development) Zone District.

SECTION 2. Based on the testimony and information presented at its public hearing, the Council has determined that the proposed rezoning is consistent with the General Plan, as amended, and subsequent development will be in conformance with all standards and regulations of the Municipal Code. The Council has further determined that the adoption of the proposed rezoning is in the best interest of the City of Madera. Such determination is based on the following findings:

FINDINGS:

1. THE PROPOSED REZONE WILL PROVIDE THE REQUIRED CONSISTENCY BETWEEN THE GENERAL PLAN AND ZONING.
2. THE REZONE IS NOT EXPECTED TO BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, COMFORT OR GENERAL WELFARE OF THE NEIGHBORHOOD OR THE CITY.
3. CITY SERVICES AND UTILITIES ARE AVAILABLE OR CAN BE EXTENDED TO SERVE THE AREA.

SECTION 3. The Council hereby approves the rezoning of the above-described property by rezoning it from the R3 (High Density) to the PD-1500 (Planned Development) Zone District in the manner required by Chapter 3 of Title X of the Madera Municipal Code. The Council hereby amends the City of Madera Zoning Map. The amendment is illustrated in the hereto attached Exhibit "A" which indicates the segment of the City of Madera Zoning Map to be amended.

SECTION 4. Unless the adoption of this amendment to the Zoning Map is lawfully stayed, thirty-one (31) days after adoption of this amendment, the Planning Manager and City Clerk shall cause these revisions to be made to the City of Madera Zoning Map which shall also indicate the date of adoption of this revision and be signed by the Planning Manager and City Clerk.

SECTION 5. This Ordinance shall be effective and of full force and effect at 12:01 a.m. on the thirty-first day after its passage.

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EXHIBIT A

