

**TO:** Mayor Craft & Members of the City Council

**FROM:** Lee Jones, Director of Planning & Community Development

**SUBJECT:** ZA20-000074 – Raley Farms – Rezoning

**DATE:** January 4, 2021

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## **SUMMARY OF REQUEST**

Applicant seeks to rezone 162.7 acres from Conditional High Density Single Family Residential (R-1-5) to High Density Single Family Residential (R-1-5) and to modify specific conditions of the existing zoning. Raley Farms Subdivision Phase One is currently under construction, and is included in the rezoning request.

## **BACKGROUND**

- September 10, 2018** The property is zoned Conditional High-density Single Family Residential (R-1-5). The City Council approved the rezoning of the property with specific conditions regarding density, lot size, setbacks, amenities, ingress/egress, and connectivity, along with other conditions relating to the relationship to existing subdivisions abutting the property (Ordinance 1904).
- Fall 2019 – Fall 2020** Applicant and staff continue to work on reaching an agreement on alignment and construction of Planned North/South Connector Road.
- October 20, 2020** Planning Commission adopts Major Street Plan. The Major Street Plan prioritizes the North/South Connector Road as Project #2. The conceptual alignment of the roadway traverses the 162-acre property.
- October 29, 2020** Planning Commission defers Raley Farm, Phase 2, Preliminary Plat. The Commission directs staff to work with the applicant to reach a compromise on the location and construction of the North/South Connector Road.
- November 2020** Staff worked with the applicant to identify a compromise that would both meet the goals of the applicant and accommodate the planned North/South Connector Road. The compromise requires a rezoning to remove some conditions of the current zoning. By removing certain conditions, the original lot yield can be achieved while also providing a dedication for the 80ft right of way for the Connector.

**December 15, 2020** The Planning Commission recommended approval of the rezoning application.

## **PROPOSAL**

The applicant seeks to rezone 162 acres from Conditional High Density Single Family Residential (R-1-5) to High Density Single Family Residential (R-1-5) and amend the original conditions of the zoning to include the following.

1. The 162-acre site shall not exceed a density of 3 dwelling units per acre.
2. Larger lots shall be placed adjacent to Stonegate Subdivision, and shall include a minimum lot width of 70 feet.
3. Future subdivisions on the subject property shall adopt covenants and restrictions to regulate common areas and yard areas similar to the covenants and restrictions adopted for Stonegate Subdivision.
4. Trees located on the west property line shall be preserved in accordance with the City's Tree Protection Ordinance.
5. The applicant will dedicate a minimum 80ft right-of-way as depicted on the applicant's conceptual master plan, dated 11/09/2020, prior to, or in conjunction with, the submitted preliminary subdivision plat for the second phase of development.
6. The City will construct the North/South Connector Road to the proposed eastern entrance to Raley Farms as depicted on the applicant's conceptual master plan, dated 11/09/2020, prior to the completion of construction of the third phase of the overall development.
7. The developer will design and construct an emergency access at the location of the proposed North/South Connector Road intersection with Coastal Gateway Boulevard. It will serve as the Raley Farms secondary access until such time as the proposed eastern connection to the North/South Connector Road is made after construction of the third phase of development.

## **RECOMMENDATION**

Staff recommends approval of the proposed rezoning with conditions as stated above.

## **ATTACHMENTS**

Staff Report, Conceptual Master Plan Dated 11/09/2020