

## RIVERPOINTE PLANNED RESIDENTIAL DEVELOPMENT

PLANNING CASES P18-0970 (GPA), P18-0971 (RZ), P18-0972 (TTM), P18-0973 (PRD), P18-0974 (DR), AND P18-0975 (VR)

### Community & Economic Development Department

City Council  
November 19, 2019

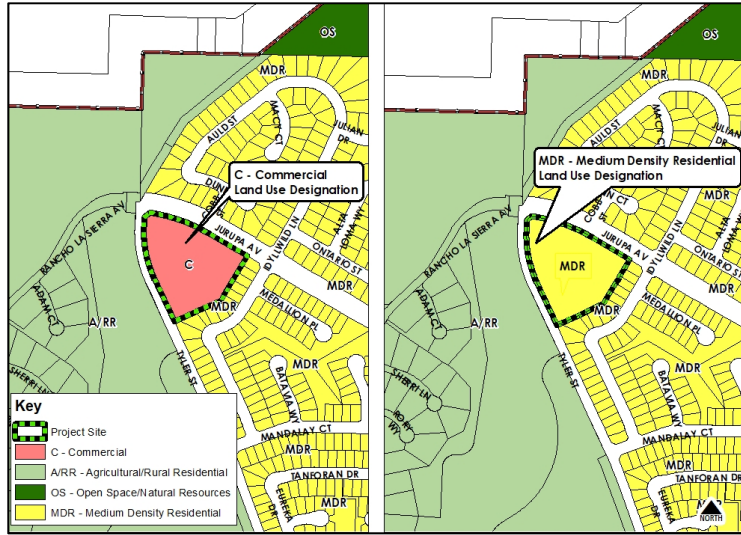
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## LOCATION MAP



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# EXISTING/PROPOSED GENERAL PLAN MAP



EXISTING

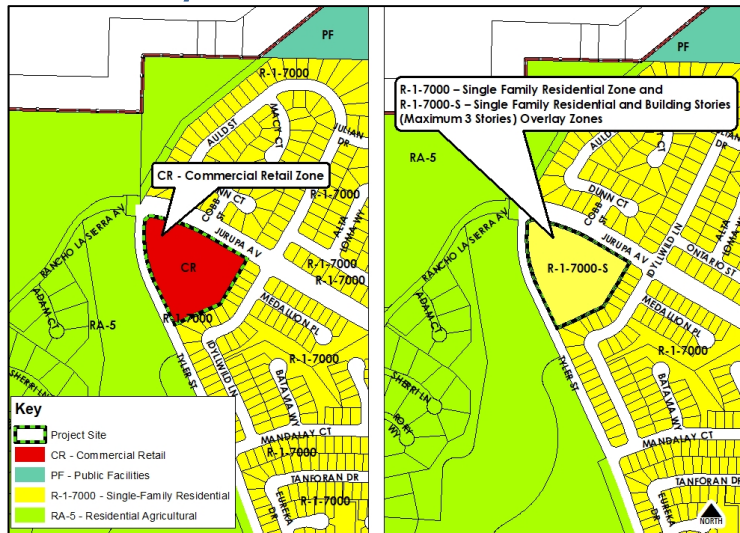
PROPOSED

3



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# EXISTING/PROPOSED ZONING MAP



EXISTING

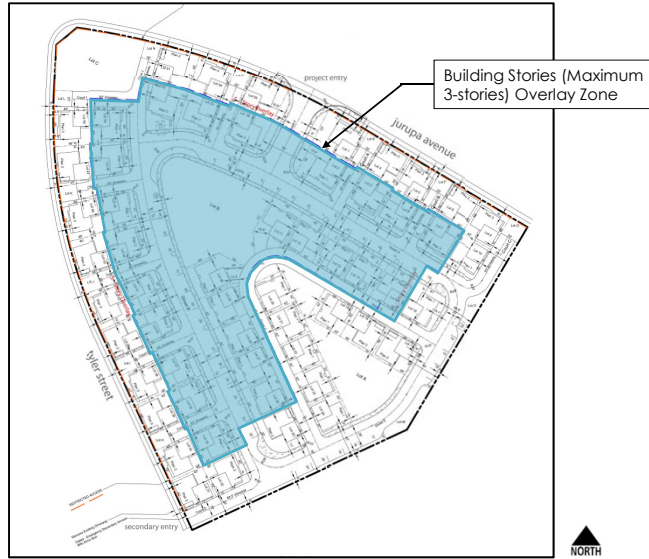
PROPOSED

4



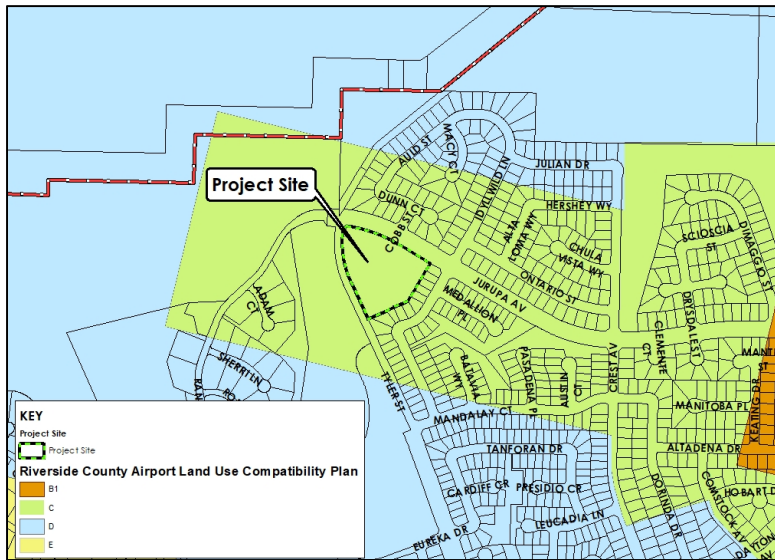
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# PROPOSED OVERLAY ZONE



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# AIRPORT LAND USE COMPATIBILITY PLAN



6

# EXISTING SITE PHOTOS



1



3



2



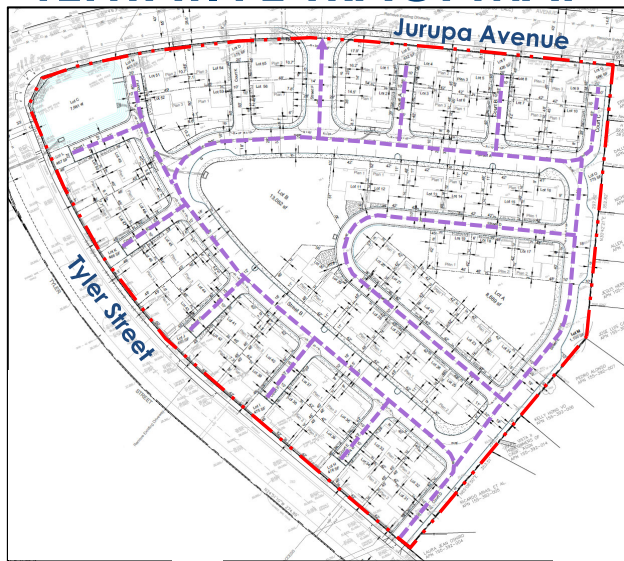
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# TENTATIVE TRACT MAP



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# SITE PLAN



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# OPEN SPACE PLAN



Lot B



Lot A



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# BUILDING ELEVATIONS



CRAFTSMAN

SPANISH



FARMHOUSE

CRAFTSMAN



SPANISH



# LANDSCAPE SETBACK VARIANCE



Property Line  
Proposed 3'  
Landscape Setback  
(20' Required)



# RECOMMENDATIONS

That the City Council:

1. Consider the attached Resolution making findings overruling Riverside County Airport Land Use Commission's finding of inconsistency with the Riverside County Airport Land Use Compatibility Plan, and if in agreement, adopt the Resolution.

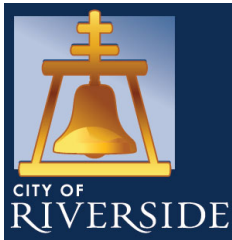
If the Resolution overruling Riverside County Airport Land Use Commission is adopted, then the City Council shall:

1. Determine that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record, and consider, and adopt a Mitigated Negative Declaration and Mitigation and Monitoring Reporting Program (MMRP);
2. Approve the appeal of Planning Cases P18-0970 General Plan Amendment, P18-0971 Zoning Code Amendment, P18-0972 Tentative Tract Map, P18-0973 Planned Residential Development Permit, P18-0974 Design Review, and P18-0975 Variance, based on the findings outlined in the staff report and summarized in the attached findings and subject to the attached conditions;
3. Adopt the attached Resolution amending the General Plan 2025 land use designation of approximately 7.07 gross acres of land from C – Commercial to MDR – Medium Density Residential; and
4. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.



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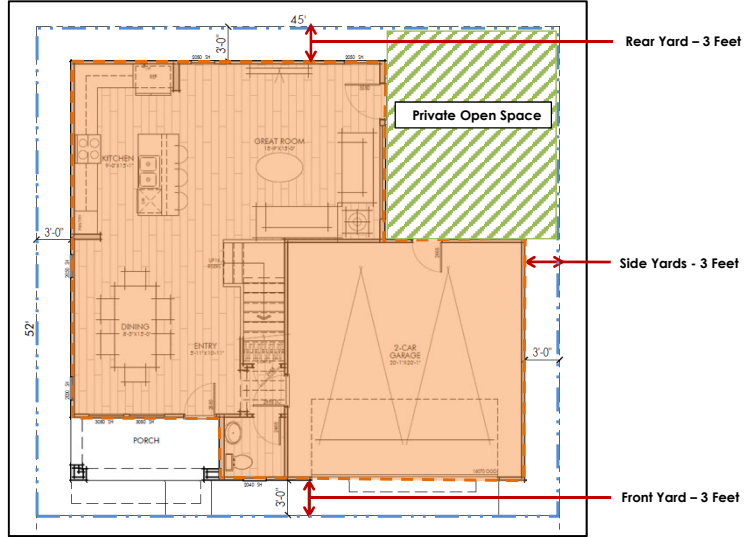
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# TYPICAL LOT LAYOUT (REFERENCE ONLY)



# CONCEPTUAL LANDSCAPE PLAN (REFERENCE ONLY)





