



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL** **DATE: APRIL 11, 2017**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT** **WARD: 5**  
**DEPARTMENT**

**SUBJECT: PLANNING CASES P09-0112 (REZONE) AND P09-0113 (GENERAL PLAN AMENDMENT) - BY CT REALTY CORPORATION TO REZONE APPROXIMATELY 3.66 VACANT ACRES FROM R-1-7000 (SINGLE FAMILY RESIDENTIAL) TO BMP (BUSINESS AND MANUFACTURING PARK) AND TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM MDR (MEDIUM DENSITY RESIDENTIAL) TO B/OP (BUSINESS OFFICE PARK) – LOCATED ON THE EAST SIDE OF HARRISON STREET BETWEEN INDIANA AVENUE AND FOX STREET – ADOPTION OF REZONING ORDINANCE AND GENERAL PLAN AMENDMENT RESOLUTION**

## **ISSUE:**

Adoption of a Rezoning Ordinance and General Plan Amendment Resolution, previously introduced and approved by City Council.

## **RECOMMENDATIONS:**

That the City Council:

1. Adopt the attached Rezoning Ordinance amending the Zoning Map by rezoning land from Single Family Residential and Specific Plan Zone (R-1-7000-SP) to Business and Manufacturing Park and Specific Plan Zone (BMP-SP); and
2. Adopt the attached General Plan Amendment Resolution - amending the Land Use Element of the General Plan from Medium Density Residential (MDR) to Business/Office Park (B/OP).

## **BACKGROUND:**

On May 26, 2009, the City Council approved Planning Cases P09-0112 (Rezone) and P09-0113 (General Plan Amendment) to rezone 3.66 vacant acres, located on the east side of Harrison Street between Indiana Avenue and Fox Street within the Citrus Business Park Specific Plan. The site is being rezoned from R-1-7000 – Single Family Residential Zone to BMP – Business and Manufacturing Park Zone and the General Plan land use designation was amended from MDR – Medium Density Residential to B/OP – Business/Office Park to facilitate office and light industrial/manufacturing uses.

**DISCUSSION:**

On February 23, 2017, Planning Commission unanimously approved Planning Case P16-0624 (Design Review) to permit an automobile storage facility on the property, this Design Review was required prior to the adoption of the Rezoning ordinance and General Plan Amendment resolution. Adoption of the Rezoning ordinance and General Plan Amendment resolution is required to be finalized upon approval of a Design Review application by the Planning Commission. As the condition of approval requiring Planning Commission approval of a project has been satisfied, the Rezoning ordinance and General Plan amendment resolution can be adopted.

Please refer to the attached City Council Staff Report and minutes dated May 26, 2009 and Planning Commission Report and minutes dated February 23, 2017 for additional background information.

**FISCAL IMPACT:**

There is no impact to the General Fund, since all project costs are borne by the applicant.

Prepared by: Rafael Guzman, Community & Economic Development Director  
Certified as to  
availability of funds: Scott G. Miller PhD, Chief Financial Officer/City Treasurer  
Approved by: Al Zelinka, FAICP, Assistant City Manager  
Approved as to form: Gary G. Geuss, City Attorney

**Attachments:**

1. Rezoning Ordinance (P09-0112)
2. General Plan Resolution (P09-0113)
3. City Council Staff Report – May 26, 2009
4. City Council Minutes – May 26, 2009
5. Planning Commission Staff Report – February 23, 2017
6. Planning Commission Minutes – February 23, 2017