



Legislation Text

File #: 18-067, **Version:** 1

2. General Plan Amendment (GPA 8024-2017), Code Amendment (CODE 8025-2017), Change of Zone (ZONE 7828-2017), Conditional Use Permit (CUP 8026-2017), Tentative Tract Map (TRACTMAP 8027-2017, No. 74606), & Environmental Assessment (ENV 8028-2017)

Project Address: 1901 S. White Avenue
Project Applicant: LVD Rio Rancho III, LLC
Project Planner: Jeff Hamilton, Contract Planner
Council District: CC District No. 2

General Plan Amendment to change the designation from Transit Oriented Neighborhood District to Residential Neighborhood; Zoning Code Amendment to add the Small Lot Residential Zone to the zoning ordinance; Change of Zone to rezone the property from C-4 (Highway Commercial) to Small Lot Residential; Conditional Use Permit to build more than 10 units on the property; Tentative Tract Map, No. 74606; and an Environmental Impact Report for the development of a 110-unit residential subdivision on the 11.90 acre property. Pursuant to the provisions of the California Environmental Quality Act, CEQA, found in the California Public Resources Code, a Final Environmental Impact Report (FEIR) has been prepared for this project. The FEIR determined that there are two unavoidable effects, dealing with Transportation\Traffic. Mitigation measures are also proposed for impacts to air quality; noise; biological resources; and cultural resources. These measures will reduce the potential impacts to these topics to a less-than-significant level.

Recommendation

Staff recommends that the Planning Commission recommend City Council approval of General Plan Amendment (GPA 8024-2017), Code Amendment (CODE 8025-2017), & Change of Zone (ZONE 7826-2017) and staff recommends Planning Commission approve Conditional Use Permit (CUP 8026-2017), Tentative Tract Map (TRACTMAP 8027-2017- No. 74606), & Environmental Assessment (ENV 8028-2017), subject to conditions.