

# City Council

December 4, 2018

ZON18-02 Anderson Farms

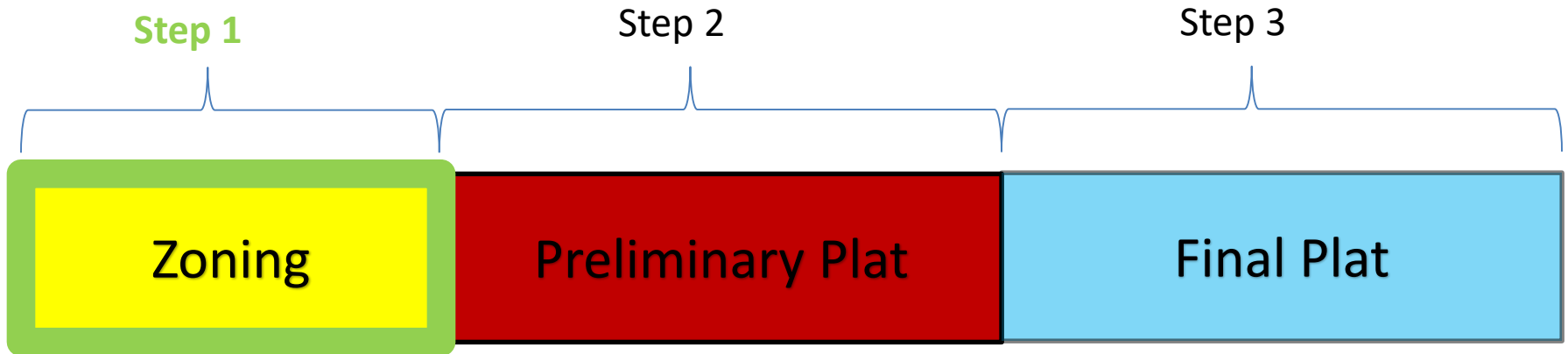


# Request

- **PUBLIC HEARING: ZON18-02:**
  - A request by EPS Group, Inc., on behalf of Marbella Homes
  - Rezone 20 acres of land from existing General Rural - GR (former Zoning Code) to Medium Density Residential - RS-5 as identified in the current Zoning Code.

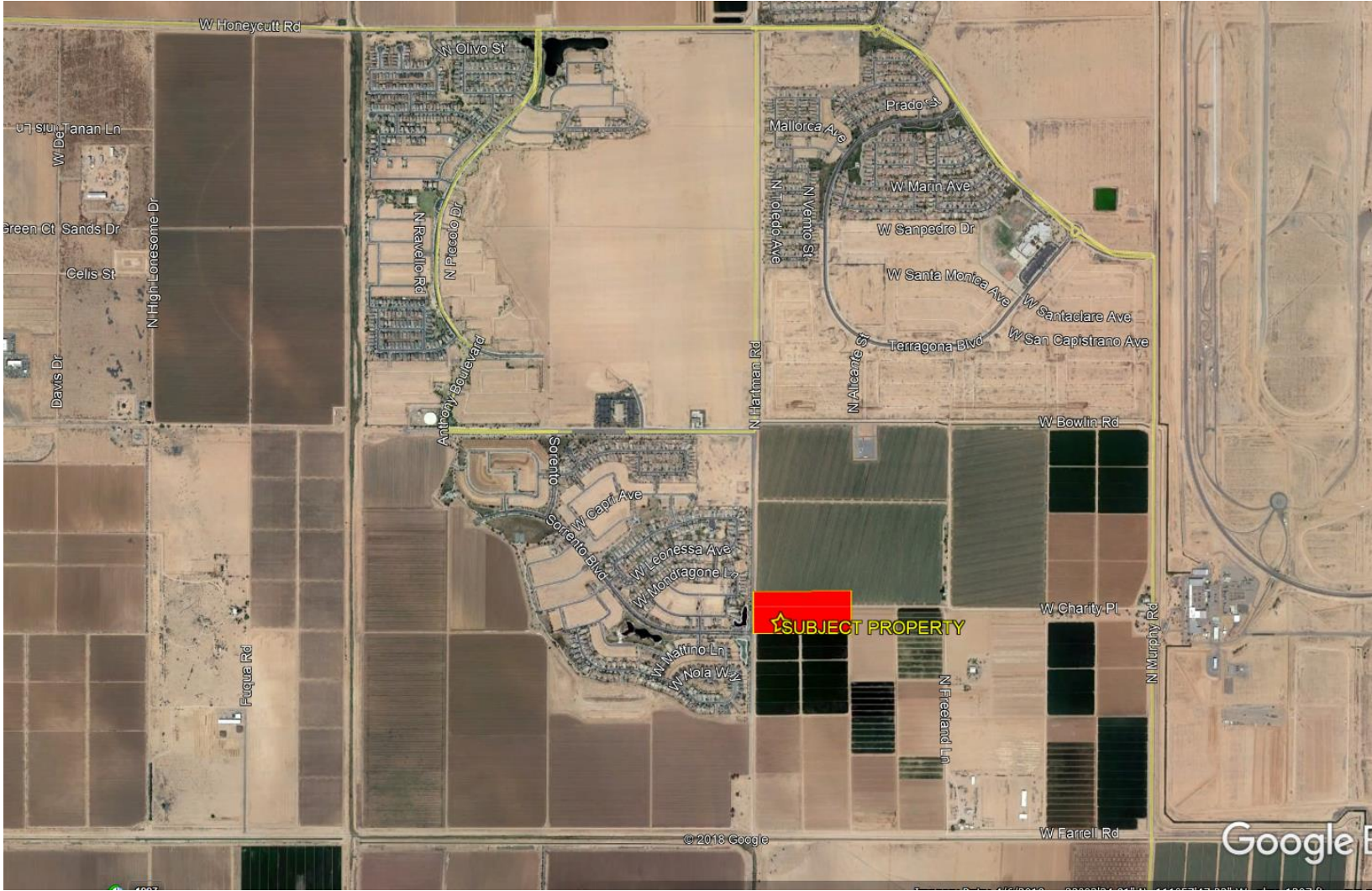


# Development Process



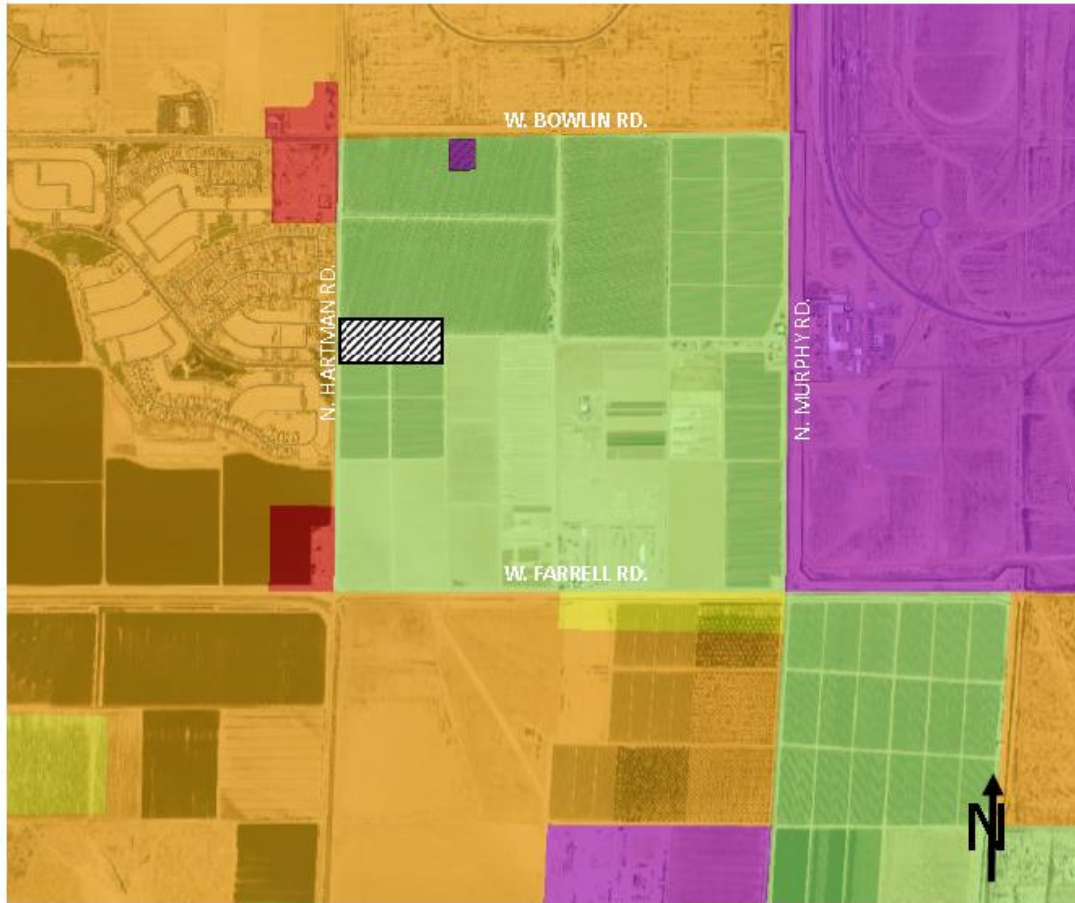


# Site Location





# Zoning Map



## LEGEND

- |   |   |
|---|---|
|  CI-2 INDUSTRIAL             |  CB-2 - GENERAL BUSINESS   |
|  GR - GENRAL RURAL           |  GR - GENERAL RURAL        |
|  RS-5 (PROPOSED ZONE CHANGE) |  CR-5 - MULTIPLE RESIDENCE |



# Required Findings

- As required by Sec. 509.14 of the City's Zoning Code, the Planning & Zoning Commission made the following findings in their recommendation to the City Council:
  - The amendment is consistent with the General Plan.
  - Necessary to achieve the balance of land uses desired by the City, consistent with the General Plan.
  - The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

***\*\*Refer to staff report p. 4 for staff's analysis.\*\****



## Recommendation

- The Planning and Zoning Commission recommends approval of **zone change request case # ZON18-02**, subject to the conditions of approval stated in the staff report, and as amended by the Planning and Zoning Commission.



**QUESTIONS?**

