

**Mayor**  
Willard Rodarmel  
**Mayor Pro Tem**  
John Flourde  
**Councilmembers**  
John Gordon  
John Murray  
William Siegel



**CITY of**  
**LEMOORE**  
CALIFORNIA

**Planning  
Department**

210 Fox Street  
Lemoore CA 93245  
Phone (559) 924-6740  
FAX (559) 924-6743

Item # 6D

**To: Lemoore City Council**  
**From: Holly Smyth, Planning Director**  
**Date: January 12, 2011**  
**Subject: Cambridge-Lennar application to Revise floor plans, elevations, and overall plot plans in Planned Unit Development No. 2004-01 - Tract 817**

**BACKGROUND:**

On September 7, 2004, a planned unit development (PUD) for Terrance Flatly was conditionally approved by City Council Resolution #2004-27 to subdivide and develop 31.13 acres into 112 single family lots and a tot lot in three phases for the Landing Subdivision - Tract 817. This resolution approved an overall plot plan, floor plans, and elevations for The Landing Subdivision in conformity with the PUD Design Guidelines and set the impact fees to City Council Resolution #2000-21 (which were the most current at that time).

Terrance Flatly, the original developer is in the process of selling the remainder of the subdivision to Cambridge-Lennar, which has submitted a revised Planned Unit Development application to revise floor plans, elevations and the overall plot plan for Lots 58 through 71 of Phase II of The Landing Subdivision and all of Phase III which will be known as "Legacy Subdivision". Prior to the Planning Commission public hearing, the developer mailed letters to the current occupants of the subdivision to invite them to a community meeting on November 18th, 2010 to get input. Some of their comments were incorporated to help transition the homes in phase II and the developer agreed to other modifications to comply with the PUD Design Guidelines.

On December 13, 2010 the Planning Commission held a public hearing and approved Resolution 2010-15. A copy of the staff report, elevation, floor plans, overall plot plan and resolution are available on the City website at <http://www.lemoore.com/planning/agendas/2010/dec13.htm>.

Pursuant to Lemoore Municipal Code, the Council should review and pass a resolution affirming, modifying or reversing the Planning Commission decision on the revised plot plan, floor plans, and elevations in a meeting to be held at least 10 days after the Planning Commission decision. The draft resolution with the revised overall plot plan than incorporates Planning Commission's modifications (submitted by the developer on 1-6-2011) are attached for Council's review and consideration.

**Budget Impact:**

None.

**Recommendation:**

The Lemoore Planning Commission recommends that the Council pass Resolution #2011-02 affirming the Planning Commission decision to approve the revised overall plot plan, elevations and floor plans for the remaining lots in Phase II and Phase III of Tract 817.