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CITY of
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**Planning
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Item # 3D

To: Lemoore City Council
**From: Gloria Hobbs, Assistant Planner,
Holly Smyth, Planning Director**
Date: July 19, 2011
**Subject: Lennar Fresno, Inc. application to Revise floor plans, elevations, and overall plot
plans for 37 lots in Planned Unit Development for Tract 821 Phase II**

BACKGROUND:

On June 27, 2011 the Lemoore Planning Commission held a public hearing on an application by Lennar Fresno, Inc., to modify floors plans, elevations and the overall plot plan for the remaining 37 lots in Tract 821 Phase II. The developer of Phase II is in the process of selling the 37 remaining lots of Tract 821 Phase II to Lennar Fresno, Inc. Prior to Planning Commission public hearing, the developer mailed letters to the current occupants of the subdivision to invite them to a community meeting on June 23, 2011 to get input.

The staff report was presented and a public hearing was held by the Commission. Two letters were presented for the record and three community members spoke in opposition during the public hearing. Planning Commission focused heavily on Items #6 and #28 of the Design Guidelines for Planned Unit Development. Item #6 states "City may require all dwellings, depending on the project location, to be of the same architectural character". Commission felt that the proposed revisions did not meet Item #28 of the PUD Guidelines as they relate to aesthetics and variability of the homes and were not of a similar quality to the originally approved plans for Davante Villas Subdivision Tract 821 Phase II. The applicant stated that they were unwilling to change the facade to stucco, garage doors to match existing subdivision, and the addition of a courtyard feature, without completely changing the character of the homes without pricing the homes out of the market. Based on community input and letters which are attached, Planning Commission voted unanimously on a 6-0 vote to deny the application to revise the elevations, floor plans, and overall plot plan as proposed.

A copy of the June 27, 2011 Planning Commission staff report, elevation, floor plans, overall plot plan and resolution are available on the City website at <http://www.lemoore.com/planning/agendas/2011/jun27.htm> .

Pursuant to Lemoore Municipal Code, the Council may review the Planning Commission decision to deny the revised plot plan, floor plans, and elevations in a meeting to be held at least 10 days after the Planning Commission decision and choose to affirm, modify or reverse their decision.

Budget Impact:

None.

Recommendation:

The Lemoore Planning Commission recommends that the Council affirm the Planning Commission decision to deny the revised overall plot plan, elevations and floor plans for the remaining 37 lots in Phase II of Tract 821 by motion.