

RESOLUTION # 2012-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE RECOMMENDING CITY COUNCIL TO SUPERCEDE RESOLUTION #2007-10 FOR PLANNED UNIT DEVELOPMENT #2006-02 AND APPROVE REVISED ELEVATIONS AND FLOOR PLANS FOR THE 97 LOTS OF TRACT 872 HERITAGE ACRES (aka SUGARPLUM VILLAGE) AND MODIFY FAR IN CONDITION #11 OF THE SUBDIVISION RESOLUTION #2006-15

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on August 27, 2012, at 7:00 p.m. on said day, it was moved by Commission member _____ seconded by Commission member _____ and carried that the following Resolution be adopted:

WHEREAS, Wathen-Castanos Lemoore 872, LP has submitted an application to modify the originally approved Planned Unit Development (PUD) #2006-02 to change the Floor Area Ratio (FAR) from 35% to 40% and revise the floor plans/elevations for the subdivision on the 97 lots in Tract 872-Heritage Acres as they have purchased approximately 30.51 acres of vacant ground from FB Holdings Inc, of which Phase I has been recorded; and

WHEREAS, this subdivision is located south of Boxwood Lane, north of Geneva Drive, east of Cinnamon Drive on the west side of the Lemoore Canal; and

WHEREAS, the original PUD subdivision component was approved by City Council Resolution #2006-15 on May 2, 2006 while the plans and elevations were later approved by City Council Resolution #2007-10 on May 14, 2007; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at their August 27, 2012, meeting, and discussed the proposed revisions with the developer and took testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore does hereby determine that the proposed project shall not be substantially detrimental to adjacent property, and will not materially impair the purposes of the Zoning Ordinance or the public interest and therefore recommend that City Council approve the attached new elevations and floor plans with the following conditions to be valid for two years, in which time building permits will need to be pulled:

1. The Individual Plot Plan Review process shall be utilized to approve individual plans/elevation per lot with the appropriate fee to insure that all plans meet the design standards and conditions listed herein. Special attention will be paid to the requirement that "No two (2) identical looking floor plans and elevations shall be placed on lots within a group of five (5) adjacent lots. For purposes of this section, "adjacent lots" shall mean those lots on either side of a subject lot and those three (3) lots directly across the street from the subject lot (referred to as a "six pack")". A running excel spreadsheet shall also need to be submitted with each submittal showing all the plans approved to date in the subdivision with applicable provisions shown to insure the conditions of the project are met.
2. Setbacks shall continue as the original PUD was approved with varying 18-25' front yards (with a minimum of 2' stagger on adjacent lots), 5' or 10' sideyard setbacks depending on 1-story or 2-story plan, 15' street side corner lot setback, 10' or 15' rear yard setback depending on 1-story or 2-story plan. Fence setbacks shall meet current City standards in Table 9-5A-7-E1 of the Zoning Code and delineated on the plot plans. Air conditioning units shall be at least 3' away from fence line to maintain fire access.

3. The Floor Area Ratio (FAR) shall be allowed up to 40% so long as the overall lot coverage does not exceed 75%, and that the front yard coverage shall not exceed 60% of the front yard and these areas shall be submitted on the plot plan submittal. However, lots that back onto the canal with restricted access easement shall base their 40% FAR based on the useable lot area and shall be denoted on the submitted plot plans. To determine this, one "worst case" scenario plot plan will be plotted for each of the eight plans to confirm that these coverage maximums are not exceeded even with all options being incorporated.
4. No more than 14 homes of the 97 shall be swing garage Plan 2202 (aka 220L).
5. Plans 1470 & 1695 with the same elevation/style combination nor Plans 2160 & 2560 with the same elevation/style combination shall not be located within the six-pack unless four additional "substantially varying features" (such as house color, roof color, contrasting garage door color, changing window grid pattern, different garage door panels, carriage lights, different door type, 3rd car garage, etc...) are incorporated.
6. Corner lots need to "wrap" down the street side of the home with either stone wainscoting if used on the front façade or softscape shrubbery within 6" of the fence with the exception of plans 185L, 1918, 220L which have articulated house features that already avoid the visible blank house plane.
7. All residential entries shall incorporate at least two of the following characteristics: i. Awning or portico, ii. Multi-panel door, iii. Transom windows and/or sidelights, iv. Durable, high-quality door hardware, v. Solid core door with wood or wood-like finish and be shown on the plot plan submittal.
8. The subdivision shall still be subject to City Council Resolution #2006-15 predominately related to the subdivision itself, with the exception of modification to condition #11 related to Floor Area Ratio as stated in condition #3 above.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on by the following votes:

AYES:

NOES:

ABSTAINING:

ABSENT:

APPROVED:

Acting Chairman

ATTEST:

Holly P. Smyth, Secretary

*** This resolution shall not become effective until reviewed and approved by the City Council (anticipated to be September 18, 2012) pursuant to Lemoore Municipal code Table 9-2A-6-1 of the 2012 Zoning Code**

"In God We Trust"

CERTIFICATE

STATE OF
CALIFORNIA)
COUNTY OF KINGS) ss.
CITY OF LEMOORE)

I, Holly P. Smyth, Secretary of the City of Lemoore's Planning Commission, do hereby certify the foregoing Resolution of the Planning Commission of the City of Lemoore was duly passed and adopted at a Regular Meeting of the Planning Commission held on _____, 2012

DATED: _____, 2012

Holly P. Smyth, Secretary
Lemoore Planning Commission

Attachments