TITLE: ZONE CHANGE 2-2002 (Pre-Zoning) (Donald Forrester).

SOURCE: COMMUNITY DEVELOPMENT AND SERVICES DEPARTMENT - PLANNING DIVISION

COMMENT: On August 6, 2002, the Porterville City Council held a public hearing for Zone Change 2-2002. The proposal consisted of a change of zone (pre-zoning) for a 2.29± acre site developed with an existing mini mart, self service gas pumps, and carwash from County C-2 (General Commercial) to City C-2 (Central Commercial) for that site located on the southeast corner of Poplar Road and Plano Street. At the Council meeting, the adjacent property owners (Mr. & Ms. Allison) requested to be included in the re-designation for their property (approximately 1.48± acres) to City C-2. The Porterville City Council directed staff to work with the Allisons regarding their request.

Mr. and Mrs. Allison’s property, contiguous to Poplar Road, has full improvements. The section of their property (approximately 39.4 feet wide) abutting Plano Street has no improvements. Mr. and Mrs. Allison are presently in the process of posting a Certificate of Deposit with the City of Porterville for the improvements on Plano Street. The significant issue is that Section 2616 B of the Zoning Ordinance in brief states that a change of zone to a higher intensity other than R-1 (One-Family) Zone will not be allowed until adequate grantees have been provided, or that street improvements to include curb, gutter and sidewalk have been met. Once the frontage improvements are either in place or assurance is posted, the property is eligible for pre-zoning.

RECOMMENDATION: That the City Council:

(1) Direct staff to revise the environmental document and re-notice for a public hearing on October 15, 2002.

Item No. 14