



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Introduce Ordinance Rezoning South Hutchins Annexation Project

MEETING DATE: May 18, 2011

PREPARED BY: Community Development Director

RECOMMENDED ACTION: Introduce Ordinance Rezoning South Hutchins Annexation Project

BACKGROUND INFORMATION: On March 9, 2011, the Planning Commission held a public meeting to consider the certification of the South Hutchins Annexation Mitigated Negative Declaration, and the multiple entitlements related to the project. At that meeting, the Commission heard a presentation based on the staff report for these items; asked questions of staff, the applicant, and the general public; heard public testimony in support and in opposition to these items; closed the public hearing, and based on the record as whole voted (5-1) to recommend to the City Council to:

1. Certify the Mitigated Negative Declaration, adopt the proposed Mitigation Monitoring and Reporting Program; and
2. Adopt a resolution of application to the San Joaquin Local Agency Formation Commission (LAFCO) to annex approximately 30 acres of property located on the southwest corner of West Lane and Harney Lane to the City of Lodi, and simultaneously detach the property from the Woodbridge Fire Protection District; and
3. Approve a rezoning designation of Planned Development 43 (PD-43) for the project.

The Commission also reviewed and approved an application for a Vesting Tentative Map and development plans for the annexation project.

The City Council held a noticed public hearing approving the Planning Commission's actions on April 20, 2011. Following that public hearing, Council now needs to introduce and adopt the Ordinance rezoning the property to complete the project.

Project Summary

The Project site is located adjacent to the City's southern boundary and consists of one parcel covering a total of approximately 30 acres (Assessors Parcel Number 058-100-03). The 30-acre Project site is bound by Harney Lane to the north, West Lane to the east, and agricultural fields to the south and west. The Project's southern boundary lies approximately 1,025 feet to the south of Harney Lane while the Project's western boundary lies about 1,230 feet to the west of the West Lane. While the project site is located outside the City of Lodi's jurisdictional boundary, it is within the City's Sphere of Influence. The City's current General Plan designates the project site as Commercial and it is within Phase I of annexation priority map.

The proposed project would permit the development of a mix of retail and office uses including the entire infrastructure needed to support future development of the site. Implementation of the

APPROVED:

A handwritten signature in black ink, appearing to read "Konradt Bartlam".

Konradt Bartlam, City Manager

proposed Project would result in the development of up to 103,350 square feet of commercial/retail use, including a 5,000-square-foot bank, 6,400-square-feet of restaurant space, and 179,200-square-feet of office space, including a 68,000-square-foot medical office building with a laboratory (3,000 square feet). The proposed Project would also provide a total of 1,501 parking spaces, 147 more parking spaces than is required by the parking regulations set forth in the Lodi Municipal Code.

Prezoning/Zoning

Pursuant to State regulations, annexing cities are required to prezone land prior to annexation. Upon annexation, the annexing city's zoning designation would supersede the county's zoning designation and subsequent development of the annexed area would be subject to the development standards and regulation of the annexing city. Further, in accordance with State law, zoning designations must be consistent with annexing City's General Plan designations. The South Hutchins Annexation project includes a request for a prezoning designation to change the zone from the County zone of AG-40 to a City zoning designation.

In accordance with City standards and requirements, staff proposes a Planned Development -43 (PD) Zoning designation for the South Hutchins Annexation Project. The proposed PD Zone would be consistent with the existing General Plan designation of Planned Residential Reserve (PRR) and the proposed General Plan designation of Planned Residential, Office and Neighborhood Community Commercial. The following provides a brief description of the PD Zone and the components of the Development Plan:

A. Intent and Requirements for a PD Zone

A PD zone is intended to allow deviations from standard zoning requirements in an effort to create a development pattern specifically designed for a project site that allows a more desirable and efficient use of land. In accordance with Municipal Code Section 17.33, a PD zone is intended to accommodate various types of development, including residential developments, public, quasi-public, commercial, retail, office, schools, and open space.

B. Discussion of Proposed PD Zone

As discussed above, a PD zone allows flexibility from the standard zoning regulations. The Project will include a variety of land uses, including commercial/retail, and office. Each increment of development will be subject to the review and approval of a Development Plan (see discussion below) that sets forth the proposed development standards for each increment of development. It is expected that these precise plans will incorporate development standards and design features common to previously approved projects of a similar nature in nearby or adjoining areas.

C. Discussion of Proposed Development Plan

Prior to the approval of any PD zone, a Program/Project Level Development Plan must be reviewed and recommended for approval by the Planning Commission. Once approved, the project site must be developed in accordance with the general policies of said development plan. Thus far, the applicant has submitted development plans depicting proposed layout and development phases. Fully built-out plans illustrate the following land uses: a retail center, a restaurant, medical/professional office uses and associated parking and other infrastructures. Implementation of the proposed Project would result in the development of up to 103,350 square feet of commercial/retail use, including a 5,000 square foot bank, 6,400 square feet of restaurant space, and 179,200 square feet of office space, including a 68,000 square foot medical office building with a laboratory (3,000 square feet).

Phase I Development subdivides the single 30-acre parcel into nine various sized lots for the development of the proposed project and development of one of the parcels for medical use. The applicant has submitted a Vesting Map application. Public infrastructure improvements covered by this Vesting Tentative Parcel Map application include installation of street frontages along the southern and western boundaries, dedication for widening of Harney Lane; installation of bicycle and pedestrian path of travel and utilities necessary to provide service to the site. The project includes onsite retention basin, onsite parking and landscaping including the area around the site perimeter designated for drainage. As conditioned, the Vesting Tentative Map application can be found consistent with the City's General Plan and other applicable City plans and policies. Therefore, staff is recommending approval of the entitlements now before the Planning Commission as a recommendation to the City Council.

Phase I also involves construction of a three-story 65,000-square-foot medical office building with an associated lab of 3,000-square-foot on a 5.88-acre parcel. It includes 453 parking spaces onsite, which exceeds city requirements by 113 spaces, landscaping, street access from Harney Lane and a new road located on the southern boundary of the project site. The site plan and building design are conditioned to meet minimum mandatory requirements for nonresidential California Green Building Standards Code for planning and design, energy efficiency, water efficiency and conservation, material conservation, and resource efficiency. The City's Green Building Standards also require onsite bicycle parking, and permanent parking designations for low-emitting fuel efficient vehicles and carpool/van pool vehicles. The Planning Commission reviewed and conditionally approved the development plan on its meeting of March 9, 2011.

FISCAL IMPACT: Not Applicable

FUNDING AVAILABLE: Not Applicable



Konradt Bartlam
Community Development Director

ORDINANCE NO. _____

DRAFT

AN ORDINANCE OF THE LODI CITY COUNCIL AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY PREZONING THE PARCEL LOCATED AT 13333 NORTH WEST LANE (APN 058-100-03) FROM AG-40 (COUNTY), TO PLANNED DEVELOPMENT 43 (PD-43)

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

Section 1. The Official District Map of the City of Lodi adopted by Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcel located at 13333 North West Lane (APN 058-100-03), is hereby prezoned as follows:

30.0 acres - 13333 (APN 058-100-03) from AG-40 (County) to Planned Development 43, as shown on the Vicinity Map, on file in the office of the City Clerk.

Section 2. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

Section 3 - No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner which imposes upon the City, or any officer or employee thereof, a mandatory duty of care towards persons or property within the City or outside of the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 4 - Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are severable. The City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

Section 5. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 6. This ordinance shall be published one time in the "Lodi News Sentinel," a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this ____ day of _____, 2011

BOB JOHNSON
Mayor

Attest:

RANDI JOHL
City Clerk

State of California
County of San Joaquin, ss.

I, Randi Johl, City Clerk of the City of Lodi, do hereby certify that Ordinance No. ____ was introduced at a regular meeting of the City Council of the City of Lodi held May 18, 2011 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 2011 by the following vote:

AYES: COUNCIL MEMBERS -

NOES: COUNCIL MEMBERS -

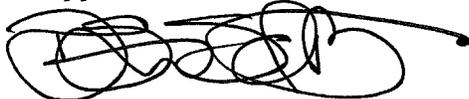
ABSENT: COUNCIL MEMBERS -

ABSTAIN: COUNCIL MEMBERS -

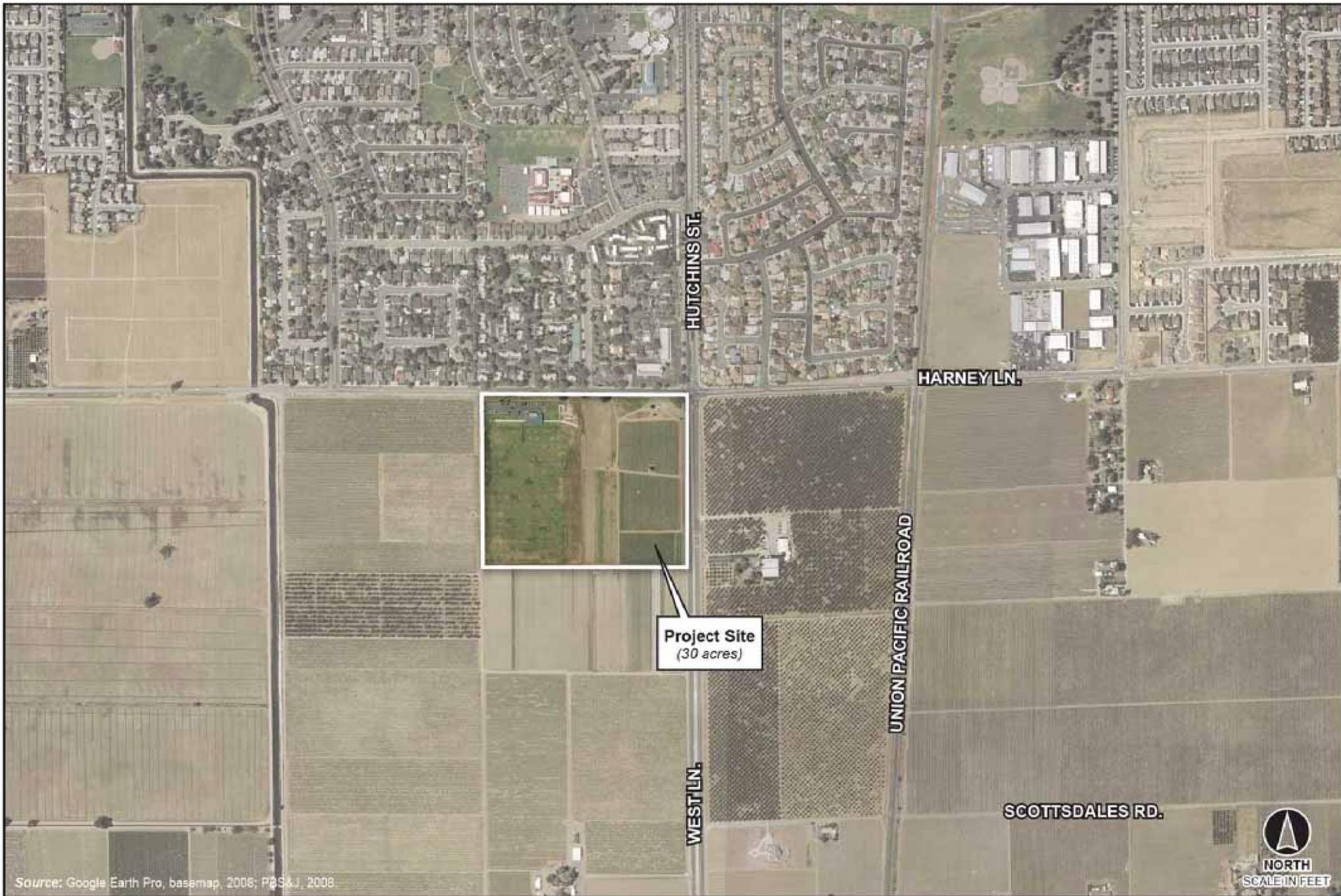
I further certify that Ordinance No. ____ was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

RANDI JOHL
City Clerk

Approved as to Form:



D. STEPHEN SCHWABAUER
City Attorney



Source: Google Earth Pro, basemap, 2006; P&S&J, 2008

FIGURE 2
Site Location