



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider zoning/rezoning of the Towne Ranch project

MEETING DATE: August 19, 1992

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council conduct a Public Hearing to consider zoning/rezoning the Towne Ranch project at 150 East Turner Road (APN 029-030-01) and 398 East Turner Road (APN 029-030-42) R-2, Single-Family Residential in conformance with the Planning Commission's recommendation of October 7, 1991.

BACKGROUND INFORMATION: Ordinance 1529 adopted by the City Council on November 20, 1991 rezoned the Towne Ranch project to R-1, Single-Family Residential and R-2, Single-Family Residential. However, the Ordinance had no legal descriptions depicting which areas of the project were to be designated R-1 or R-2. Without these legal descriptions the Ordinance was flawed and therefore unusable.

The staff recommends that the City Council accept the Planning Commission's recommendation and zone/rezone the Towne Ranch project to R-2, Single-Family Residential.

The next public hearing, the appeal of Edie Houston of the Tentative Subdivision Map of Towne Ranch, Unit No. 1, is the place to deal with the concerns of the residents of Park West about the lots abutting their subdivision and duplexes in Towne Ranch.

FUNDING: None required.

James B. Schroeder
James B. Schroeder
Community Development Director

JBS/cg

Attachments

APPROVED: *Thos. A. Peterson*

THOMAS A. PETERSON
City Manager



recycled paper

CC-1

ORDINANCE NO. 1529
=====

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY
PREZONING THE PARCELS LOCATED AT 150 EAST TURNER ROAD (APN 029-030-01)
AND 398 EAST TURNER ROAD (APN 029-030-42) (PROPOSED TOWNE RANCH
DEVELOPMENT) R-1, SINGLE-FAMILY RESIDENTIAL, AND R-2 SINGLE-FAMILY
RESIDENTIAL. WITH A CONDITION RELATING TO SCHOOL FACILITIES FUNDING.
=====

BE IT OROAINED 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 parcels located at 150 East Turner Road (APN 029-030-01) and 398
East Turner Road (APN 029-030-42) (proposed Towne Ranch development)
are hereby preroned R-1, Single-Family Residential, and R-2,
Single-Family Residential.

SECTION 2 The above-described prezoning shall be ⁴conditioned upon
the signing by the developer and/or Owner of said parcels prior to the
effective date hereof, of an agreement with Lodi Unified School
District for the provision of school facilities funding. Failure to
execute such agreement shall delete the parcel(s) subject thereto from
the effects of this ordinance.

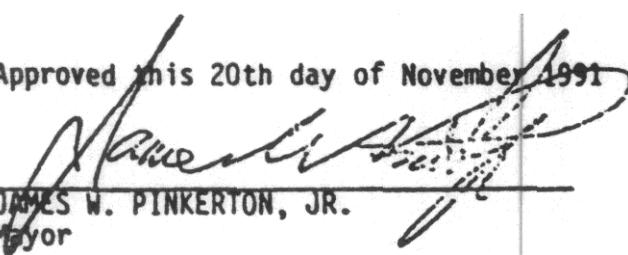
SECTION 3 The alterations, changes, and ⁴amendments of said
Official District Map of the City of Lodi herein set forth have been
approved by the City Planning Commission and by the City Council of
this City after public hearings held in conformance with provisions of

Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

SECTION 4. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

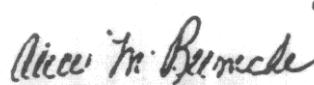
SECTION 5. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this 20th day of November 1991



JAMES W. PINKERTON, JR.
Mayor

Attest:


ALICE M. REIMCHE
City Clerk

State of California
County of San Joaquin, ss.

I, Alice M Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1529 was introduced at a regular meeting of the City Council of the City of Lodi held November 6, 1991 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held November 20, 1991 by the following vote:

ORDINANCE NO. _____
=====

AN ORDINANCE OF THE LODI CITY COUNCIL
REPEALING ORDINANCE NO. 1529 IN ITS ENTIRETY AND
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY
ZONING/REZONING THE PARCELS LOCATED AT 150 EAST TURNER ROAD (APN
029-030-01) AND 398 EAST TURNER ROAD (APN 029-030-42)
(PROPOSED TOWNE RANCH DEVELOPMENT) R-2 SINGLE-FAMILY
RESIDENTIAL, WITH A CONDITION RELATING TO SCHOOL FACILITIES FUNDING.

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. Ordinance No. 1529 adopted by the Lodi City Council on
November 20, 1991 is repealed in its entirety.

SECTION 2. The Official District Map of the City of Lodi adopted by
Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcels located at 150 East Turner Road (APN 029-030-01) and 398
East Turner Road (APN 029-030-42) (proposed Towne Ranch development)
are hereby zoned/rezoned R-3, Single-Family Residential.

SECTION 3. The above-described zoning/rezoning shall be conditioned
upon the signing by the developer and/or owner of said parcels prior to
the effective date hereof, of an agreement with Lodi Unified School
District for the provision of school facilities funding. Failure to
execute such agreement shall delete the parcel(s) subject thereto from
the effects of this ordinance.

SECTION 4. 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 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 _____ 1992

JAMES W. PINKERTON, JR.
Mayor

Attest:

ALICE M. REIMCHE
City Clerk

State of California
County of San Joaquin, ss.

I, Alice M. Reimche, 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 August 19, 1992 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____ 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.

ALICE M. REIMCHE
City Clark

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1556/TXTA.01V



RECEIVED

JUL 17 1992

July 13, 1992

CITY CLERK
CITY OF LODI

LODI CITY COUNCIL

As a concerned Homeowner in Parkwest we ere compelled to write this letter to you. At an earlier meeting The Lodi City Council approved R1 and R2 rezoning for the Towne Ranch Development, but the Planning Commission has totaliy ignored that fnct and has zoned the Development A2 only. Can you tell us why?? Where did the R1 zoning go That The Lodi City Council gave to us??

Why can't the lots that front along the North side of Parkwest from Lower Sacramento Road to Applewood Drive be Zoned A1?? R1 requires a minimum of 6500 sq ft lots and does rot allow for duplexes.

Why not continue with larger lots and nicer houses along the existing Parkwest properties and slowly decrease in size and value as you get to Turner Road??

Yes, Lodi needs affordable Housing but don't just drop it down anywhere. place them with existing values of homos and lot sizes currently in the neighborhood.

How would Councilman Snider like a decreasing property value Development behind his Sunwest property or Mr. Bennet behind his Rivergate property?? We would rather doubt It.

We don't want a Aennet and Compton Tract Housing Development behind our Custom Homes.

Please give us our R1 Zoning with larger lots add custom homes along all Parkwest Property and let us maintain our Property Values.

THANK-YOU

DARYL and BETTY WEISSER

Daryl Weisser

Betty Weisser

546 Santa Ana

Lodi, Ca 93242