



DATE: March 20, 2023

TO: Honorable Mayor and Members of the City Council through City Manager

FROM: Heather Hines, Special Projects Manager

SUBJECT: Adoption (Second Reading) of Ordinance Nos. 2839 and 2840 N.C.S.
Approving a Zoning Map Amendment and Zoning Text Amendment for the
Scott Ranch Project Located on D Street and Windsor Drive (APN 019-120-040
and 019-120-041) and Finding That This Item Was Analyzed In The Scott
Ranch Final EIR (SCH# 2004072137)

RECOMMENDATION

It is recommended that the City Council adopt (second reading) the attached Ordinances approving a Zoning Map Amendment to rezone the project site from R1 to PUD and a Zoning Text Amendment to adopt the Scott Ranch PUD and Unit Development Plan for the Scott Ranch Project consistent with the project level Environmental Impact Report certified by the City Council.

BACKGROUND

On February 27, 2023 the City Council unanimously introduced the following regular ordinances for the Scott Ranch Project:

- Ordinance No. 2839 N.C.S. approving a Zoning Map Amendment to rezone the project site from R1 to PUD; and
- Ordinance No. 2840 N.C.S. approving a Zoning Text Amendment to adopt the Scott Ranch PUD and Unit Development Plan

The ordinances were introduced as presented with no changes. The item is before the City Council for approval (second reading) of the ordinances.

ENVIRONMENTAL REVIEW

At the February 27, 2023 City Council meeting the City Council approved Resolution No. 2023-023 N.C.S. certifying an Environmental Impact Report (EIR) and adopting findings of fact, statement of overriding considerations, the mitigation monitoring and reporting program

(MMRP), and Final EIR (FEIR) errata for the Scott Ranch Project. The two ordinances were fully analyzed within the scope of the EIR as part of the project.

ATTACHMENTS

1. Ordinance 2839 N.C.S.
2. Ordinance 2840 N.C.S.