

**Tulare County General Plan Amendment
GPA 07-005**

**POPLAR – COTTON CENTER
COMMUNITY LAND USE PLAN**

Approved: Tulare County Planning Commission
Resolution No. 8256 – September 26, 2007

Adopted: Tulare County Board of Supervisors
Resolution No. 2008-0096 – February 26, 2008

**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
POPLAR-COTTON CENTER COMMUNITY PLAN
GPA 07-005**

I. INTRODUCTION

This document amends the Land Use Element of the Tulare County General Plan for the Poplar-Cotton Center Area by changing the land use designation on approximately 5.5 acres of land from "Commercial" to "Low Density Residential" and approximately 9.42 acres from "Rural Residential" to "Low Density Residential."

II. BACKGROUND

The County of Tulare adopted the Poplar-Cotton Center Community Plan on December 10, 1996, by Resolution No. 96-1052. This original Plan designated the area as Low Density Residential. The land use designation was changed in 1998 (GPA 97-005) to Rural Residential, as requested by residents of Tract No. 162 located north of the site. This General Plan Amendment restores the original Low Density Residential designation to the site. On February 6, 2007, the Board of Supervisors authorized the applicants Michael G. Brown and Douglas C. Bartlett, to submit a request for a General Plan Amendment and subsequent Change of Zone on an approximate 15-acre site, and this amendment is a result of approval by the Planning Commission and Board of Supervisors of that application.

The general plan amendment request is being made to allow the approximate 15-acre site to be a residential subdivision.

III. SUPERSEDURE

This plan amendment supersedes the Poplar-Cotton Center Community Plan, adopted in 1996, insofar as General Plan Land Use Designations are concerned, for the approximate 15-acre site. No other map changes are hereby made to the Poplar-Cotton Center Community Plan.

IV. LAND USE DESIGNATIONS

This amendment changes the land use designation for approximately 15 acres located on the west side of Road 192 (Mountain View Road), and on the east side of the southerly projection of Hale Avenue (Road 190), approximately 300 feet south of Maple Street, in the community of Poplar from "Commercial" and "Rural Residential" to "Low Density Residential."

V. POLICIES

There are no specific policies in the Poplar/Cotton Center Community that hinders the change in land use designation. All policies in the Poplar-Cotton Center Community Plan pertaining to residential area are hereby applicable to the 15 acres subject to the amendment.

VI. REVIEW AND REVISION

General Plan land use designations and urban boundaries are subject to periodic review. The land use designation adopted by GPA 07-005 is consistent with the General Plan Update which contains policies and measures promoting greater land use efficiency and smart growth (*Draft Goals and Policies Report, LU-1.1, LU-1.4*).

VII. IMPLEMENTATION

Concurrent with this general plan amendment, R-1 zoning to implement the land use designation will be applied to the site as recommended by the Planning Commission in Resolution No. 8257, and as adopted by the Board of Supervisors in Resolution No. 2008-0097, Ordinance No. 3359. (Reference Case No. PZ 07-004.) Tentative Subdivision No. TM 786 was approved by the Planning Commission on September 26, 2007, by Resolution No. 8259, subject to adoption of the GPA 07-005 and PZ 07-004.