

AMENDMENT GPA 07-004

PIXLEY COMMUNITY PLAN

Approved: Tulare County Planning Commission
Resolution No. 8359 – July 23, 2008

Adopted: Tulare County Board of Supervisors
Resolution No. 2008-0660 – September 9, 2008

**AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
PIXLEY COMMUNITY PLAN
GPA 07-004**

I. INTRODUCTION

This document amends the Pixley Community Plan, Land Use Element of the Tulare County General Plan by changing the land use designation on approximately 8.55 acres of land from “Commercial” to “Low Density Residential (8 units or less per acre).”

II. BACKGROUND

The County of Tulare adopted the Pixley Community Plan in 1997. On September 19, 2006, the Board of Supervisors authorized the applicant, Eagle Meadows Development, Ltd. Lp, to submit a request for General Plan Amendment and Change of Zone on an 8.55-acre portion of a 47.79-acre parcel, 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 8.55 acres to be rezoned to allow the development of single-family homes.

III. SUPERSEDURE

This plan amendment supersedes the Pixley Community Plan, adopted December 9, 1997, insofar as General Plan Land Use Designations are concerned, for the subject 8.55 acres. No other map changes are hereby made to the Pixley Community Plan.

IV. LAND USE DESIGNATIONS

This amendment changes the land use designation for the 8.55 acres located approximately 630 feet north of Compton Avenue, between Airport Street (Road 12) and Ash Street, in Pixley from “Commercial” to “Low Density Residential.” The property involved consists of Assessor’s Parcel Number 298-030-017.

VI. POLICIES

This amendment does not modify the text of any policy in the Pixley Community Plan. Only the land-use designation for these 8.55 acres will be changed and all policies pertaining to residential area are hereby applicable to the 8.55 acres subject to the amendment.

VII. REVIEW AND REVISION

General Plan land use designations and urban boundaries are subject to periodic review. Review of the land use designation adopted by GPA 07-004 will occur as a response to the growth of the community and as changing local conditions dictate.

VIII. IMPLEMENTATION

Concurrent with this general plan amendment, zoning to implement the land use designation will be applied to the site as recommended by the Planning Commission in Resolution No. 8360, and as adopted by the Board of Supervisors in Resolution No. 2008-0661, Ordinance No. 3366 to R-1 (Single-Family Residential). (Reference Case No. PZ 08-007)