

AMENDMENT 81-08

**VISALIA
LAND USE
PLAN**



Approved: Tulare County Planning Commission
Resolution 5847 - September 8, 1982

Adopted: Tulare County Board of Supervisors
Resolution 82-1744 - October 19, 1982

AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
- LAND USE ELEMENT -
VISALIA AREA
GPA 81-08

I. INTRODUCTION

This document amends the Land Use Element of the Tulare County General Plan for the Visalia Area by changing the planned land use designation for that portion of the Sierra View Golf Course which lies within the Visalia Urban Area Boundary from "Park" to "Planned Residential."

II. SUPERCEDEURE

This document supercedes the 1977 Land Use Plan for the Visalia Area adopted by the Board of Supervisors on August 2, 1977, as it pertains to the area herein described.

III. MODIFICATION TO ADOPTED ELEMENTS

- A. The 1977 Visalia Land Use Plan (GPA 77-2) is hereby modified by changing 67 acres, located east of Road 124 and north of the southern boundary of the Visalia Urban Area, previously designated "Parks" to "Planned Residential." (See attached map)

The "Planned Residential" designation allows single-family attached and detached units, townhouses and condominiums with zero lot-lines or any combination thereof with useable common space for enjoyment by the occupants of the development. It should be noted that GPA 77-2 provides no upper density limit for the "Planned Residential" designation because it is considered "illogical to place arbitrary upper limits on urban densities in urban areas with the land resources becoming ever more scarce." Higher densities must be made attractive to the developer; at the same time, a degree of regulation is necessary to avoid overtaxing service systems, provide for design coordination and provide for certain desirable amenities. This regulation is accomplished through residential policies contained in GPA 77-2 which remain applicable. The policies are:

- (1) Multi-family dwelling units shall be permitted only with Planned Unit Developments.
- (2) The minimum size of a residential Planned Unit Development shall be 5 acres.
- (3) The minimum size of a Planned Unit Development containing a neighborhood commercial center shall be 40 acres, except where it can be demonstrated that the goals of this plan can be substantially achieved with Planned Unit Development on parcels smaller than 40 acres. This policy shall not be applicable to any Planned Unit Development of less than 40 acres which was approved prior to the adoption of this amendment.
- (4) Single-family conventional development, not designed as part of a residential Planned Unit Development, shall have a minimum lot size of 6,000 square feet.
- (5) Single-family development if designated as part of a residential Planned Unit Development, may have a minimum lot size smaller than 6,000 square feet.
- (6) No industrial uses shall be permitted within a residential Planned Unit Development.
- (7) The maximum height of any residential structures shall be 2-1/2 stories or 35 feet to the uppermost part of the roof.

B. Section IV, A, of GPA 77-2 is hereby amended by the addition of the following paragraph.

Another area, containing 67 acres, located east of Road 124 and north of the southern boundary of the Visalia Urban Area is designated "Planned Residential" replacing the City's designation of "Agriculture." The site is the northern half of the existing Sierra View Golf Course. The intent of the designation is to provide for residential development in conjunction with the existing golf course facility.

C. Section IV, P of GPA 77-2 is hereby repealed.

D. This amendment makes no other changes to GPA 77-2.

IV. IMPLEMENTATION STRATEGIES

To implement the Land Use Plan, the existing zoning of the site ("AE-20" Exclusive Agriculture - 20 acre minimum) should be changed to "R-A-PD (Rural Residential - Planned Development).

LEGEND


RESIDENTIAL

 RURAL


 PLANNED

COMMERCIAL

 LOCAL RETAIL


 REGIONAL RETAIL

INDUSTRIAL

 SERVICE COMMERCIAL / LIGHT INDUSTRIAL


 AGRICULTURAL

 PARKS

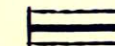
 SCHOOLS

 QUASI-PUBLIC


CIRCULATION

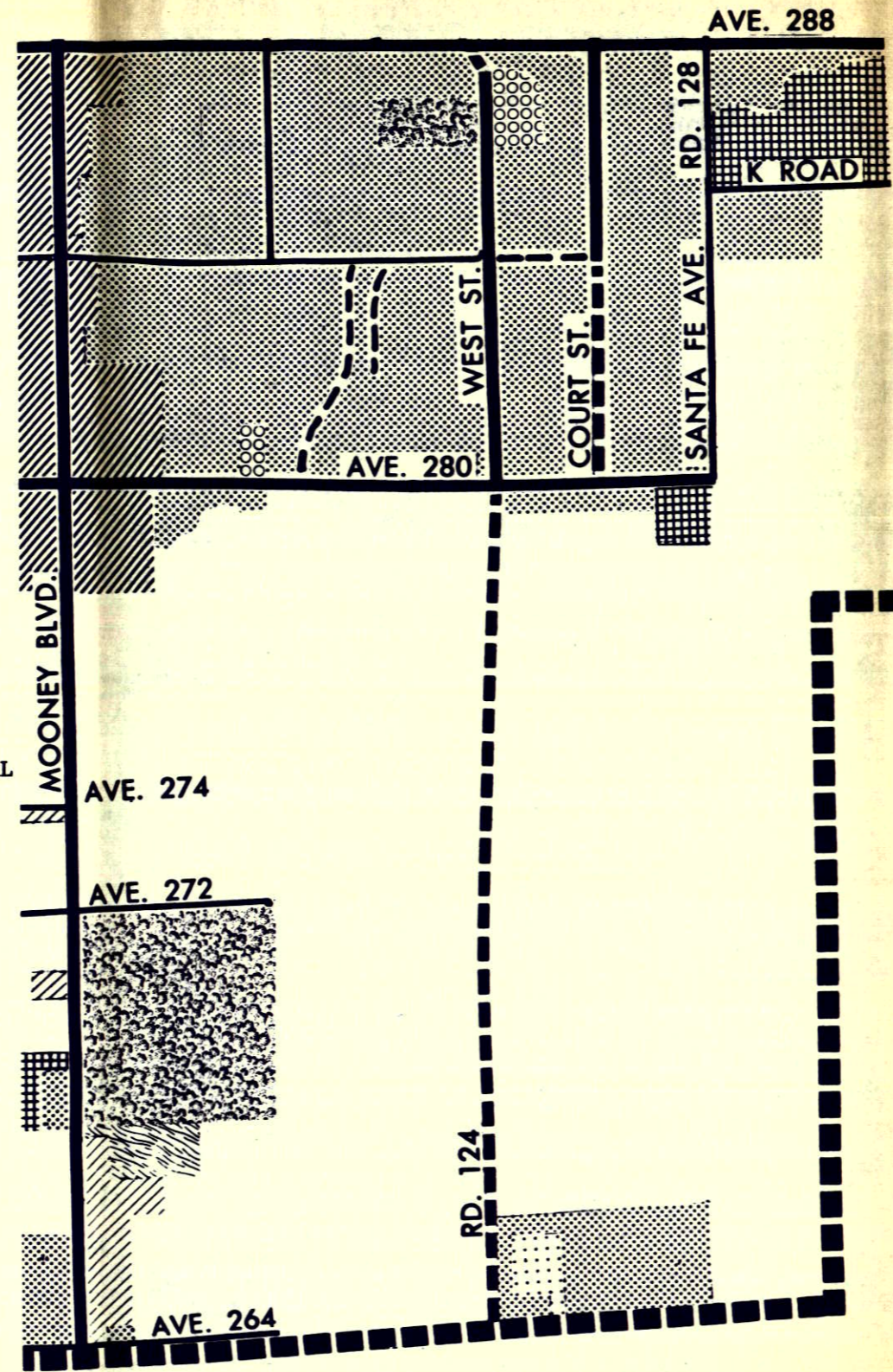
 EXISTING ARTERIAL

 PROPOSED ARTERIAL

 EXISTING COLLECTOR

 PROPOSED COLLECTOR

 URBAN AREA BOUNDARY



○○ VISALIA AREA ○○

TULARE COUNTY GENERAL PLAN
LAND USE ELEMENT
AMENDMENT 81-08

APPROVED BY TULARE COUNTY PLANNING COMMISSION
RESOLUTION NO. 5847
CERTIFIED: *Eugene E Smith* 9/8/82
SECRETARY DATE

ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. 82-1744
CERTIFIED: *[Signature]* 10/19/82
CHAIRMAN DATE

PREPARED BY TULARE COUNTY BUILDING AND PLANNING DEPARTMENT



SCALE
2000

