



County of El Dorado

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Legislation Text

File #: 17-0070, **Version:** 1

Community Development Agency, Development Services Division, forwarding a request from The Mansour Company for a Conceptual Review of a proposal to change approximately 25 acres in the El Dorado Hills Town Center West from Commercial to Residential (Pre-Application PA 16-0006/Town Center West Planned Development) on property identified by Assessor's Parcel Numbers 117-160-48, 117-160-49, 117-160-50, 117-160-51, 117-160-46 (portion), and 117-160-47 (portion), consisting of 29.7 acres, in the El Dorado Hills area. This item is for discussion purposes only. (Supervisory District 1) (Est. Time: 1 Hr.)

FUNDING: N/A

DEPARTMENT RECOMMENDATION

Community Development Agency, Development Services Division, forwarding a request from The Mansour Company for a Conceptual Review of the Town Center West Residential Project.

DISCUSSION / BACKGROUND

In accordance with Board Policy J6, this conceptual review is required prior to filing an application to amend a Specific Plan. It is intended to assist the applicant in identifying potential project issues and solutions, consider alternative designs, and receive early feedback from the Board in an informal workshop, thereby improving the quality of a future development application. No action is required for a conceptual review. This item is for discussion purposes only.

The proposal would require a change to the El Dorado Hills Specific Plan Land Use and Zoning designations to allow for the development of approximately 200 residential units on 25 acres within Town Center West under the concept of a mixed use development. The location of the change would be in the northwest portion of Town Center West, adjacent to the Rolling Hills Community Services District.

The potential residential development would be limited to approximately 200 units, with housing types ranging from the following: single family detached homes, patio homes or "zero lot line" units, attached single family homes including "halfplexes," condominiums or townhouses, and apartments.

The purpose of the change is to provide the potential for development of a residential area that buffers the existing residential neighborhood from future commercial development in Town Center West and provide flexibility for a range of housing types.

A Staff Memo dated January 4, 2017, is attached, along with the Memo's referenced Exhibits A - G.

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

N/A

CAO RECOMMENDATION

It is recommended that the Board hear the conceptual review.

FINANCIAL IMPACT

There is no fiscal impact or change to Net County Cost resulting from the proposed Conceptual Review.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

N/A

CONTACT

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Community Development Agency