



## City Council Regular Meeting AGENDA ITEM

NUMBER: 22

**SUBJECT:**

**ZN-18-2024 (ANN & SAN MATEO-BELLA COPIA):** Applicant Richmond American Homes' Request for a Property Reclassification of 7.65 Acres from a PUD (Planned Unit Development District) to a New PUD (Planned Unit Development District) Consisting of an Eighty-Four Lot Residential Subdivision Located at the Northwest Corner of Ann Rd. and San Mateo St. (Ward 3 - Black) (For Possible Action; Recommendation - Denial)

**REQUESTED BY:**

Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services

**WARD:**

(Ward 3 - Black)

**RECOMMENDATION OR RECOMMEND MOTION:**

Deny ZN-18-2024 following a public hearing.

**FISCAL IMPACT:**

**ACCOUNT NUMBER:**

N/A

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

At its meeting on December 11, 2024, the Planning Commission unanimously (7-0 vote) voted to recommend denial of the reclassification (rezoning) application ZN-18-2024.

The applicant Richmond American Homes is requesting to reclassify (rezone) the subject site from a PUD (Planned Unit Development District) to a new PUD (Planned Unit Development District) consisting of 84 dwelling units comprised of 42 duplexes. The proposal is for one parcel totaling 7.65 acres and is located at the northwest corner of Ann Rd. and San Mateo St.

The Planning Commission did not believe the product or development being proposed was a good fit for the subject site. The Commission wanted a better product fit with a lower density and more residential amenities. The Planning Commission also had concerns regarding the lack of available parking and circulation within the proposed development.

**Attachments:**

Planning Commission Minutes  
Staff Report with Attachments

CIP No.

Related Item: AMP-06-2024

**LIST CITY COUNCIL GOAL(S):** Innovative, Efficient, and Stable Government, Community Health and Well-Being, Infrastructure Enhancement

PREPARED BY:	Respectfully Submitted	MEETING DATE:
Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services	Micaela R. Moore, City Manager	February 5, 2025