

Preliminary Planned Development (SR2020-0006) with General Plan Amendment: Hill Devco, LLC. (New Horizons)

The project site is a 69.43-acre undeveloped site. The property is zoned for residential minimum 7,000 square foot lots. The project proposal includes an amendment to the general plan land use designation for a portion of the site, approximately 2.29-acres, to increase the density from Residential Detached Medium (7-units/acre) to Residential Attached Medium to allow for a Senior Living Facility. Additionally, the project includes a Preliminary Planned Development application that proposes a variety of unit types ranging from single-family detached units to multi-family attached units on a variety of lot sizes ranging from 7,000 square foot lots to 3,040 square foot lots.

City Council Public Hearing

The February 3, 2021, City Council meeting was canceled.

Item 5, Preliminary Plan Review of a Residential Planned Development (New Horizons Project) from the canceled February 3, 2021, City Council meeting will not be rescheduled. The applicant has withdrawn their request for a City Council Preliminary Review. All emails and letters from the community have been shared with the City Council and City teammates and have been added to the record of the project. The community will have opportunities to provide additional feedback at the various public hearings throughout the next steps as listed below.

- [February 3 - City Council Public Hearing Notice](#) (PDF)

Planning Commission Public Hearing

The Planning Commission held a Public Hearing on September 8, 2020 at 7:00 p.m. via video conference to discuss a Preliminary Plan Review of this project. To view the Public Hearing Notice Publication click the link below:

- [Public Hearing Notice Publication](#) (PDF)
- [Applicant Exhibits](#) (PDF)
- [September 8, 2020 Planning Commission Meeting](#) (html)

Project Plans and Specifications

First submittal

- [Preliminary Plan Development - Civil Sheets](#) (PDF)
- [Preliminary Architectural Elevations](#) (PDF)

- [Land Use Agreement - Exhibit \(PDF\)](#)

Second submittal

- [General Plan Amendment Area \(PDF\)](#)
- [GPA - Land Use Amendment \(PDF\)](#)
- [General Plan Density \(PDF\)](#)
- [General Plan Density \(Revised August 31, 2020\) \(PDF\)](#)
- [Trail Street Section \(PDF\)](#)
- [Zoning Table \(PDF\)](#)
- [Applicant Exhibits \(PDF\)](#)

Environmental Review

Preliminary Review is not subject to CEQA, as there will be no action taken on the item as it is an information item only. Future development applications will require further environmental review.