



Legislation Text

File #: 22-0087, Version: 1

Agenda Item Wording:

Second Reading and adoption of Ordinance No. 2022-01, approving Conditional Zoning Agreement No. 2021-11, an amendment submitted by CenterPoint Integrated Solutions to Conditional Zoning Agreement No. 2003-01, removing provisions that prohibit the establishment of a “stand-alone” used automobile sales use, and adding development standards for “stand-alone” used automobile sales uses for the Visalia Auto Plaza located within the C-S (Service Commercial) Zone. The Visalia Auto Plaza is located west of North Neeley Street, north of West Camp Drive, and south of the Mill Creek Ditch (APN: 081-020-085).

Deadline for Action: None 3/7/2022

Submitting Department: Community Development

Contact Name and Phone Number:

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Department Recommendation:

Staff Recommends that the City Council conduct the Second Reading of Ordinance No. 2022-01, approving Conditional Zoning Agreement No. 2021-11, amending Conditional Zoning Agreement No. 2003-01.

Summary:

On February 22, 2022, the City Council held a public hearing for Conditional Zoning Agreement No. 2021-11, a request to amend the design guidelines of the Visalia Auto Plaza master plan (codified via Conditional Zoning Agreement No. 2003-01) to:

1. Remove a prohibition on the establishment of stand-alone used auto dealerships within the Visalia Auto Plaza planning area; and
2. Add a development standard to the Visalia Auto Plaza design guidelines allowing for placement of a stand-alone used automobile dealership within the planning area only if established on a minimum five-acre parcel.

The change to the Conditional Zoning Agreement (CZA) provisions are proposed to facilitate the establishment of CarMax, a used automobile sales and service center within the Visalia Auto Plaza. The Visalia Auto Plaza is an area within the C-S (Service Commercial Zone), located west of North Neeley Street, north of West Camp Drive, and south of the Mill Creek Ditch (APN: 081-020-085).

There was no public opposition at the City Council meeting, and the City Council voted (4-1, Collins No) to approve the proposal and conduct the First Reading of Ordinance No. 2022-01 for Conditional Zoning Agreement No. 2021-11.

Fiscal Impact:

The City of Visalia could potentially see increased sales and district tax revenues from the purchasing and registration of vehicles within the City Limits. Additional economic benefits could be gained from the addition of up to 96 permanent jobs in Tulare County, per an Economic Study prepared in 2020 by the applicant.

Prior Council Action:

- On August 18, 2003 and September 2, 2003 the Visalia City Council approved General Plan Amendment No. 2002-20, Change of Zone No. 2002-18, and Conditional Zoning Agreement No. 2003-01, a request by Mangano Homes/Westland Development to change the land use designation of a site to Commercial Service / C-S (Service Commercial), create design guidelines, and allow up to ten auto dealerships on approximately 72 acres (collectively known as the Visalia Auto Plaza) located west of Plaza Drive between Mill Creek Ditch and Camp Drive (APNs: 081-020-063, 068).
- On August 17, 2020, the Visalia City Council denied Zoning Text Amendment No. 2019-13 and an appeal of Conditional Use Permit No. 2019-42, collectively a request by CarMax to develop a used car sales and service center on a 5-acre parcel within the C-R (Regional Commercial) Zone, and amend the Visalia Municipal Code to allow automobile sales in the C-R Zone. The project site was located on the southwest corner of South Mooney Boulevard and West Visalia Parkway (APN: 126-960-001).
- On February 22, 2022 the Visalia City Council approved Conditional Zoning Agreement No. 2021-11, a request by CenterPoint Integrated Solutions to introduce the first reading of Ordinance No. 2022-01, approving the amendment to Conditional Zoning Agreement No. 2003-11 removing provisions that prohibit the establishment of “stand-alone” used automobile sales uses, and adding development standards for “stand-alone” used automobile sales uses for the Visalia Auto Plaza, located west of North Neeley Street, north of West Camp Drive, and south of the Mill Creek Ditch (APN: 081-020-0071, 072, 078, 084, 085)

Committee/Commission Review and Action:

- On December 13, 2021, the Visalia Planning Commission approved Amendment to Conditional Zoning Agreement No. 2021-11 by a vote of 4 to 0 with Commissioner Gomez absent. No comment in opposition to the proposal was received.

Alternatives: None.

Recommended Motion (and Alternative Motions if expected):

I move to approve the second reading of Ordinance No. 2022-01 for Conditional Zoning Agreement No. 2021-11.

Environmental Assessment Status: No further environmental action is required.

Attachments:

1. Ordinance No. 2022-01 for Conditional Zoning Agreement No. 2021-11
2. Attachment "A" - Visalia Auto Plaza Design Guidelines / Conditional Zoning Agreement No. 2003-01
3. Attachment "B" - Site Plan Exhibits
4. Attachment "C" - Operational Statement