



City of Rialto

Legislation Text

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For City Council Meeting [July 28, 2020]

TO: Honorable City Council

APPROVAL: Rod Foster, City Manager

FROM: Karen Peterson, Community Development Manager

Request City Council to Provide General Direction on Land Use Alternatives for The Renaissance Planning and Development Strategy Prepared by Lewis-Hillwood Rialto Company, LLC.

(ACTION)

BACKGROUND

In December 2016, the City entered into a development agreement with Lewis-Hillwood Rialto Company, LLC (LHR) for the purchase and development of a portion of the former airport property located within the Renaissance Specific Plan area. This area is identified as the “BCD” and “Area A” properties within the development agreement.

At the same time, the third amendment to the Renaissance Specific Plan (RSP) was approved to retain the alignment of Renaissance Parkway, relocate business and industrial uses to the west of Linden Avenue, relocate all residential land uses and the public park east of Linden Avenue, develop up to 4 million square feet of industrial land within Planning Area 108 - Business Center zone, develop a 505,000 square foot retail entertainment center (Renaissance Marketplace).

ANALYSIS/DISCUSSION

In February 2020, LHR was asked to prepare alternative scenarios that provide for the residential build-out of the Renaissance Specific Plan area. During the past few months, LHR has met with builders to evaluate new housing types and market conditions and is now ready to present updated scenarios for the Council’s consideration.

Based on the prescribed density ranges within the Renaissance Specific Plan, the developer estimates the total unit count within the “BCD” area ranges from 780 units to 1,179 units. This estimate is based upon the allowable densities for each land use classification, as shown below:

| Land Use Classification | Allowable Density | Target Density |
|---------------------------------|-------------------------------|------------------------------|
| Low Density Residential | 3-8 dwelling units per acre | 8 dwelling units per acre |
| Medium Density Residential | 8-14 dwelling units per acre | 12.5 dwelling units per acre |
| Medium High Density Residential | 14-20 dwelling units per acre | 16 dwelling units per acre |
| High Density Residential | 20-35 dwelling units per acre | 25 dwelling units per acre |

The developer will present the following scenarios:

Scenario 1 is the full buildout of the 117 acres as residential only, at the blended target density, for a total of 1,179 units.

Scenario 2 contemplates a mixed-use alternative with the combined lowest density unit total (780) based on each residential land use classification (LDR, MDR, MHDR and HDR). All 780 units would be built within 73 acres. The balance of the land (44 acres) would be developed as industrial.

Scenario 3 contemplates another mixed-use alternative with the combined lowest density total (780) based on each residential land use classification (LDR, MDR, MHDR and HDR). All 780 units would be built within 53 acres. The balance of the land (64 acres) would be developed as industrial.

ENVIRONMENTAL IMPACT

Any future proposed project will be subject to the California Environmental Quality Act (CEQA) and will be analyzed at that time.

GENERAL PLAN CONSISTENCY

The City's General Plan land use designation for the Renaissance area is "Specific Plan." Land use alternatives or changes would be addressed within the Specific Plan and would be considered consistent with the General Plan.

LEGAL REVIEW

The City Attorney has reviewed and supports the staff report for this item.

FINANCIAL IMPACT

The developer will discuss financial considerations in their presentation.

Capital Improvement Budget Impact

There is no capital improvement budget impact.

Licensing

There is no licensing associated with this item.

RECOMMENDATION

Staff recommends that the City Council provide general direction to LHR and staff on the scenarios presented.