



## **CITY OF MENIFEE**

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SUBJECT: Second Reading and Adoption of Ordinance Approving Change of Zone to expand the Economic Development Corridor Community Core to Scott Road, update the Business Park Description and Change the Permitted Use Table for Business Park and Economic Development Corridor

MEETING DATE: February 1, 2023

TO: Mayor and City Council

PREPARED BY: Orlando Hernandez, Planning Manager

REVIEWED BY: Cheryl Kitzerow, Community Development Director

APPROVED BY: Armando G. Villa, City Manager

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### **RECOMMENDED ACTION**

1. Adopt an Ordinance approving Change of Zone No. PLN21-0405; a change to the Business Park land use description in Section 9.135.020 (Description and Intent of Zone); and a change to Table 9.135.030-1 of the Development Code pertaining to general warehousing, guns and ammunition stores, manufacturing handcraft, manufacturing light-intensity and self-storage facilities.

### **DISCUSSION**

At the January 18, 2023, City Council meeting, the Council introduced the attached Ordinance for Change of Zone No. PLN 21-0405. This is the required second reading and adoption.

The Change of Zone involves changing the zone consisting of 533.9 acres of property from Economic Development Corridor Southern Gateway to Economic Development Corridor Community Core (EDC-CC), as well as amending the Business Park land use Description and list of permitted uses for the Business Park and EDC-CC zoning districts. Additionally, the Council made changes to the self-storage use in the permitted use table as outlined in the Ordinance.

### **STRATEGIC PLAN OBJECTIVE**

Livable and Economically Prosperous Community

**FISCAL IMPACT**

There is no fiscal impact associated with the recommended action.

**ATTACHMENTS**

1. Ordinance – Change of Zone
2. Exhibit A to Ordinance