



RZN-24-003

**REZONE FROM PLANNED
DEVELOPMENT ZONE P-D (179)
TO MIXED-USE HIGHWAY (MU-H)
ZONE, 2800 SISK ROAD**

Jessica Hill, Director of C&ED

City Council
April 8, 2025



Project Location

- 5.3-Acre Parcel at 2800 Sisk Road.
- Located south of W. Rumble Road and east of Sisk Road and CA-99.
- Developed with former Orchard Supply Hardware store and off-street parking.
- Vacant since closure of OSH in 2018.





Background

- Planned Development Zone P-D (179) adopted on February 6, 1978, by City Council Resolution No. 78-161 and Ordinance No. 1708-C.S.
 - P-D(179) allows for the following land uses only:
 1. A hardware, farm supply, and home improvement center;
 2. An off-street parking area.
 - Due to limited permitted land uses, the building has remained unoccupied. This has led to Code enforcement and upkeep issues.
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Site Overview

- City of Modesto General Plan Designation (C) Commercial.
- North : Mixed Use Highway (MU-H) and Planned Development (P-D 391) Zone.
- East : Planned Development (P-D 259) Zone and P-D 440.
- South: Low-Density (R-1).
- West: State Highway 99.





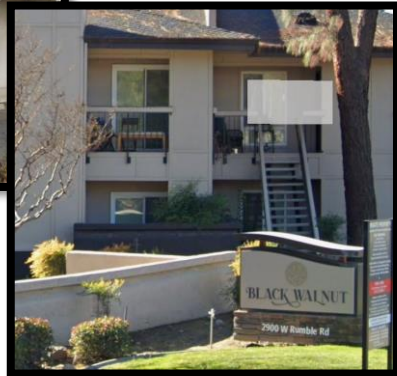
Rezone Site





Surrounding Area

North (MU-H, P-D 391)



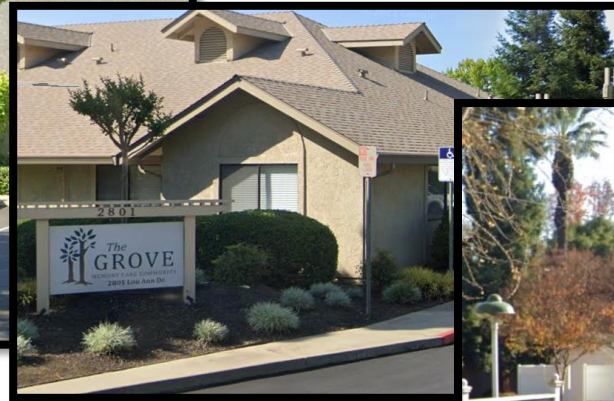
South (MU-H)





Surrounding Area

East (R-1, P-D 259, P-D 440)



West (State Highway 99)





Findings

- a) The proposed change will not be detrimental to the public health, safety, or welfare
 - b) The proposed change will result in an orderly planned use of land
 - c) The proposed change is in accordance with the community's objectives as set forth in the General Plan and any applicable specific plan(s)
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Analysis

- The proposed project is consistent with City of Modesto's Urban Area General Plan, ***III.B, Quality of Life. Policy III.B.1, Infill Incentives.*** ”
 - Provide incentives for infill development, redevelopment, and growth in existing urbanized areas by allowing more diverse number of permitted land uses, which in turn will drive economic vitality.
 - Project has been referred to the local utility companies, the City Engineering and Transportation Department, Fire Department, and Parks Planning Division.
 - Standard Conditions of Approval have been applied to the project.
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Analysis

- Staff prepared an Initial Study/Negative Declaration, EA No. C&ED 2025-36, that shows no impact to the environment.
 - In accordance with Section 15105 of the CEQA Guidelines, the IS/ND was released for a 20-day public review and comment period which commenced on February 3, 2025, and concluded on February 23, 2025.
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Committee Recommendation

Planning Commission recommended approval of an amendment to section 13-3-8 of the Zoning Map, to rezone 5.3-acres located at 2800 Sisk Road from Planned Development Zone P-D (179) to Mixed-Use Highway (MU-H) Zone at their February 24, 2025 public hearing, and forward to City Council.



Staff Recommendation

Resolution adopting a Negative Declaration for a rezone of 5.3 acres from Planned Development Zone P-D(179) to Mixed Use Highway (MU-H) zone, property located at 2800 Sisk Road.

Motion introducing and waiving the first reading of an Ordinance amending Section 13-3-8 of the Zoning Map of the City of Modesto to rezone 5.3-acres from Planned Development Zone P-D(179) to Mixed-Use Highway (MU-H) Zone, property located at 2800 Sisk Road.



Questions?



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