

USA-15-01: Monterey – City of Morgan Hill

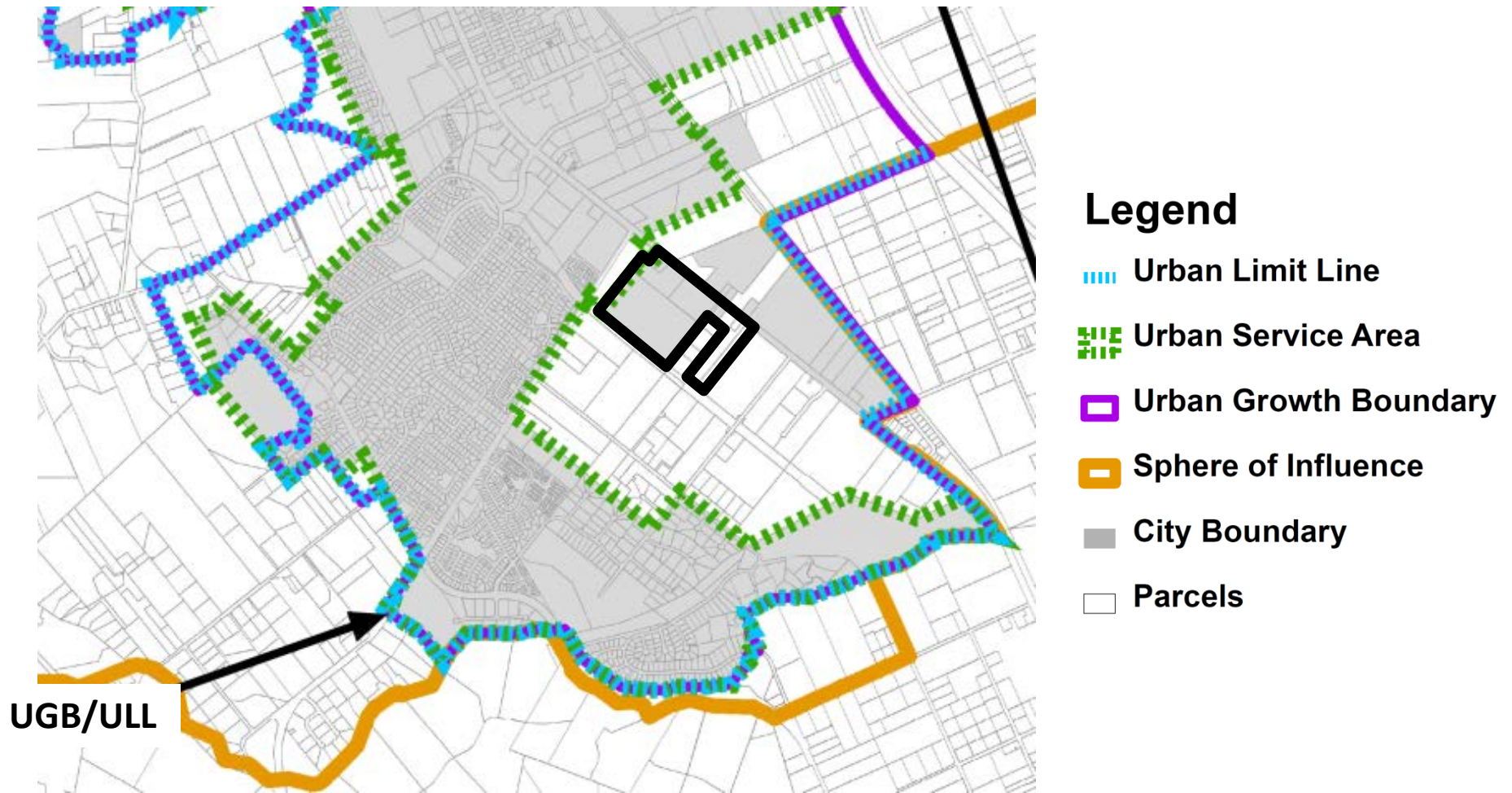
Request

Expansion of the City's Urban Service Area (USA) boundary to include 11 parcels totaling approximately 48 acres in area

Recommendation

Recommend City Council approval of Urban Service Area (USA) expansion application USA-15-01

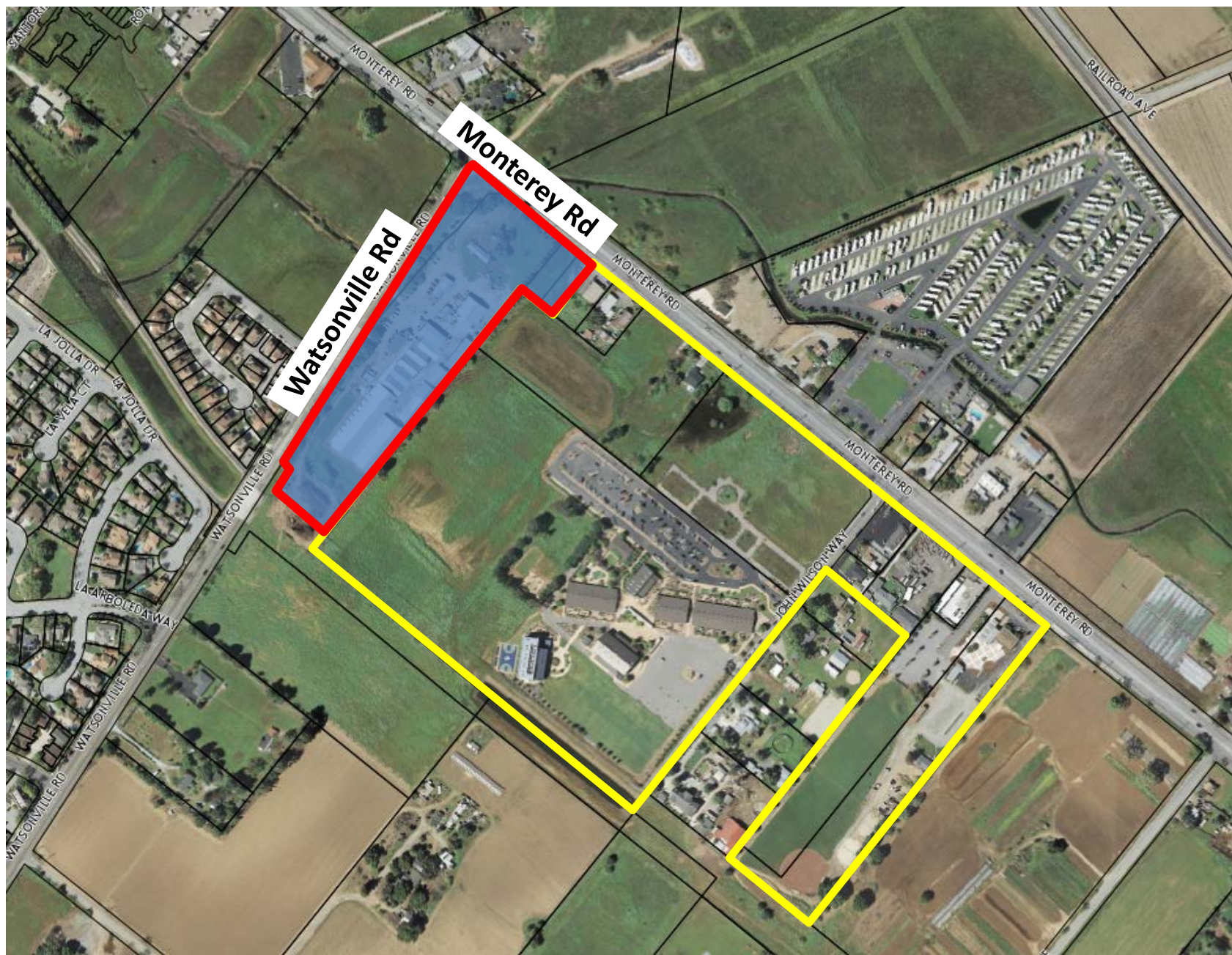




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Intent of USA Expansion: Regularize the City's boundaries, improve service delivery efficiencies, and implement the goals of the City's General Plan.

- All 11 parcels:
 - Located within Urban Growth Boundary
 - Have urban General Plan Land Use designations
 - Zoned or pre-Zoned with urban City Zoning Districts
- 7 of 11 parcels located within existing City Limits
- 9 of 11 parcels are developed with urban land uses
- Adjacent to City Limits to north and east
- Consistent with GP, Zoning, and Council Policy CP 94-02

Planning Commission Recommendation (8/11/15):

- Recommend City Council approve USA Amendment
- Consider including four (4) residential parcels



Council Policy CP 94-02 – Desirable Infill:

Residentially Planned Property Criteria

- 8 Non-Retail Commercial parcels and the existing Quasi-Public land uses (Oakwood School and MH Bible Church) are not subject to Criteria
- 4 residential parcels Planning Commission recommended be considered for inclusion within USA are subject to the Criteria
 - Beneficial Criteria: requires provision of needed infrastructure to, “fully offset and mitigate all direct and cumulative impacts on services and infrastructure from new development proposed by the applicant.”
 - No development proposed on 4 residential parcels, but they are large enough (1 to 2.5 acres) that they have development potential under the SFL (1 to 3 du/ac) GP Land Use designation.
 - Staff recommends that the USA Amendment application not include the 4 residential parcels.
 - 1 property owner supports USA expansion, 2 are happy with the way things are, and 1 did not respond to a request for feedback.
 - Staff has not evaluated the development potential of the 4 parcels or determined what might be required to satisfy the Beneficial Criteria requirement.