

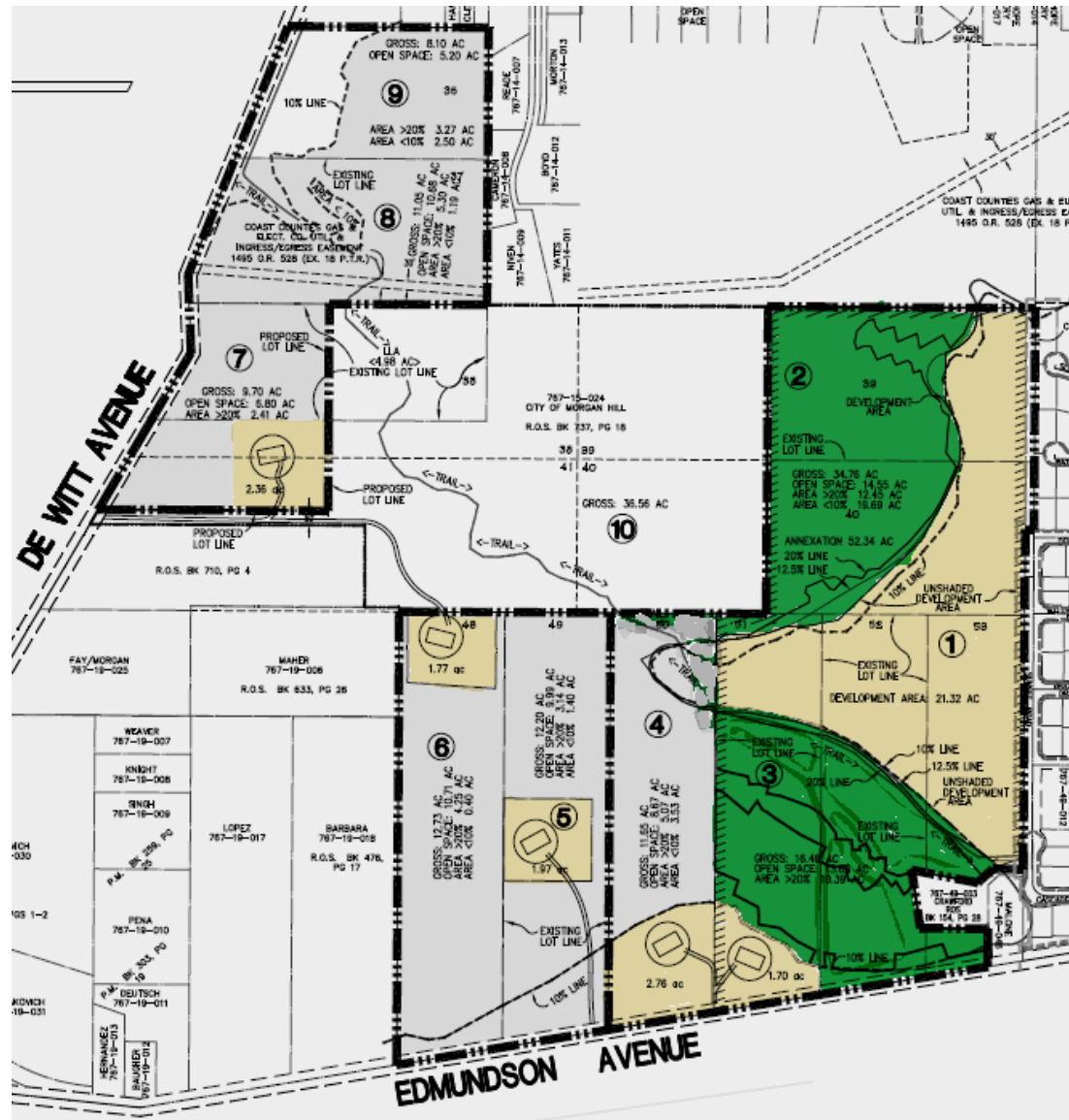
USA-05-02/ZA-11-13/MOU: Edmundson-Oak Meadow

Request

Urban Service Area adjustment, Pre-Zoning, and Memorandum of Understanding to allow future development of single-family residences on approximately 20 acres within Morgan Hill and to record various community benefits

Recommendation

Recommend approval of the MOU, USA, and Zoning Amendment



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Project Background

- Application filed in 2005
- City Council approval in 2006:
 - Approval of ULL, UGB & GP for 20 acre site
 - GP Action 7.5
 - Project MOU
- Planning Commission and City Council hearings in 2012, 2014 and 2015
- Planning Commission recommends approval of General Plan Amendment, including land use diagram and text changes (January 2015)
- City Council approval of General Plan land use diagram Amendment (February 2015)
- Planning Commission forwards project to City Council with no recommendation

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Project Background

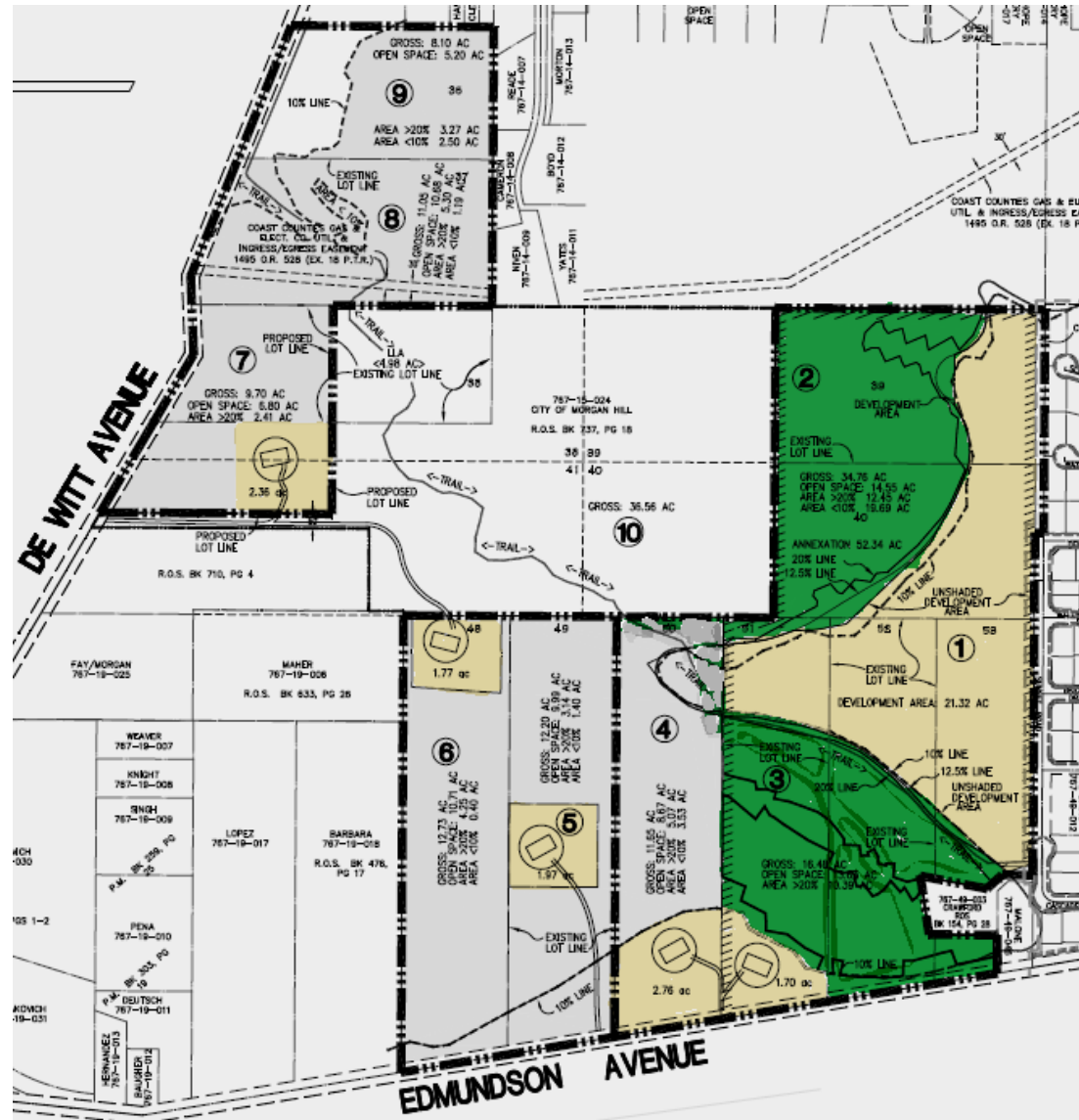
Planning Commission and City Council hearings in 2012, 2014 and 2015

- Staff recommendation for denial (Sept. 2014) based on lack of public benefit
- Planning Commission recommendation for denial (October 2014)
- Commission considers revised project
- Planning Commission recommends approval of General Plan Amendment, including land use diagram and text changes (January 2015)
- City Council approval of General Plan land use diagram Amendment (February 2015)
- Applicant proposes new MOU
- Planning Commission consideration of Urban Service Area Expansion, Zoning Amendment and MOU (July 2015)

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Project Summary

- Expand USA (Area 1) 20-acres
- Re-zone
 - Area 1: R1-12,000
 - Areas 2 & 3: OS-Open Space (32 acres)
- MOU
 - Identifies project expectations
 - Describes public benefits and project design criteria
 - Provides framework for future binding agreement
- Annexation
 - To be considered after LAFCO decision on USA



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MOU Summary

- Public Benefits:
 - Creation of trail easements and trail heads
 - Dedication of land for DeWitt Avenue improvement project
 - Establishment of Open Space easements
 - Limit locations of future homes in least intrusive areas of property remaining in the County (Areas 4-9)
- Design Criteria:
 - Maximum of 48 units
 - No private gates at roadways
 - Clustering of lots, creation of view sheds
 - Development of design guidelines

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Public Outreach (2014-2015)

- Six Planning Commission meetings
- One City Council meeting
- One Community Meeting

Community Concerns

- City process
- Loss of open space / views
- Traffic
- Noise
- Inadequate public benefit
- Annexation of land outside current City boundary

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Recommendation

- Open and Close public hearing;
- Adopt Resolutions for the following actions:
 - Approve MOU;
 - Approve USA adjustment USA-05-02; and
- Waive first and second reading of Zoning Amendment ZA-11-13; and
- Introduce the Zoning Amendment ZA-11-13

Possible Next Steps

- LAFCO submittal (if approved by City) September 2015
- Development Agreement adoption prior to LAFCO hearing
- Annexation (if USA approved by LAFCO) would be considered in 2016
- If all requests are approved, submittal for RDCS, PD and Subdivision requests in 2016