

Morgan Hill City Council

December 14, 2016

Residential Development Control System 2016 Competition Appeals

Recommendations

1. Consider each RDCS Appeal; and,
2. If Council decides to grant one or both appeals, adopt a resolution revising the final point score(s).

Residential Development Control System 2016 Competition

Overview

- Planning Commission Public Hearings held on October 25 and November 8, 2016.
- Planning Commission adopted a Resolution with Final Scores for each project on November 8, 2016.

Appeal of RDCS2016-0017:Murphy-Presidio-Evergreen

Planning Commission Final Score: 180

Applicant's Request: Consider point opportunities within Livable Communities "Project Excellence" for 2 points

Project Features

- ✓ Cohesive walkable village;
- ✓ Sports Complex parking;
- ✓ Buffer between the Sports Complex and residential use;
- ✓ "Future" Main Street;
- ✓ 5,000 square foot clubhouse and recreation center; and
- ✓ Other desirable amenities

Appeal of RDCS2016-0017:Murphy-Presidio-Evergreen

Project Performance

- Subdivision Map approved August 23, 2016.
- Development Agreement and Development Plan Approved August 24, 2016.

The Planning Commission did not award the Livable Communities “Project Excellence” subjective points to this project.

Appeal of RDCS2016-0018:Condit-Presidio-Evergreen

Planning Commission Final Score: 178

Applicant's Request: Consider point opportunities within Livable Communities "Project Excellence" for 2 points

- ✓ Consider Master Planning performance since 2013;
- ✓ Project link with adjacent development; and
- ✓ Desirable project amenities.

Appeal of RDCS2016-0018:Condit-Presidio-Evergreen

Project Performance

- Subdivision Map approved August 23, 2016
- Development Agreement Approved September 21, 2016
- Design Review Application to be completed January 2017

The Planning Commission did not award the Livable Communities “Project Excellence” subjective points to this project.

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Recommendations

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2. If Council decides to grant one or both appeals, adopt a resolution revising the final point score(s).