

# *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.**

## **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).