



City of Morgan Hill

Legislation Details (With Text)

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Type:	Staff Report	Status:		Public Hearing	
File created:	9/20/2016	In control:		Planning Commission	
On agenda:	9/27/2016	Final action:			
Title:	ZONING AMENDMENT, ZA-13-07/SUBDIVISION, SD-13-08/DEVELOPMENT AGREEMENT, DA-13-05: W. DUNNE - GERA: REQUEST FOR A PRECISE DEVELOPMENT PLAN, DEVELOPMENT AGREEMENT AND A 14-LOT SUBDIVISION MAP FOR 14 LOTS ON A 1.41 ACRE SITE. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER(S) 767-08-035 THROUGH 767-08-038, ARE LOCATED ON THE NORTH SIDE OF WEST DUNNE AVENUE, 115 FEET WEST OF THE MONTEREY ROAD, DUNNE AVENUE INTERSECTION (MICHAEL SOARES, OWNER).				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. PC Staff Report Body, 2. Gera Lot Matrix 2, 3. Arborist Report.pdf, 4. Carey Co memo, 5. 9 20 16 Ltr, 6. 2 16 16 Ltr, 7. MND PC reso, 8. West Dunne - Gera MND-090416, 9. West Dunne - Gera Draft MMRP - 030116-1, 10. ZA 13-07 PC r1p, 11. SD1308.pdf, 12. DA13-05.pdf, 13. Set 9-9-16, 14. 03 Supplemental #1 Response to Questions, 15. 03 Supplemental #2, 16. 03 Supplemental #3				

Date	Ver.	Action By	Action	Result
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PLANNING COMMISSION STAFF REPORT MEETING DATE: SEPTEMBER 27, 2016

PREPARED BY: T. Linder, Planning Manager

APPROVED BY: Leslie Little, Assistant City Manager/Community Development

ZONING AMENDMENT, ZA-13-07/SUBDIVISION, SD-13-08/DEVELOPMENT AGREEMENT, DA-13-05: W. DUNNE - GERA: Request for a Precise Development Plan, Development Agreement and a 14-lot Subdivision Map on a 1.41 acre site. The property, identified by Assessor Parcel Number(s) 767-08-035 through 767-08-038, are located on the north side of West Dunne Avenue, 115 feet west of the Monterey Road and Dunne avenue intersection (Michael Soares, owner). Mitigated Negative Declaration Prepared.

RECOMMENDATION(S):

1. Adopt Resolution approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Adopt Resolution recommending City Council approval of a Zoning Amendment (ZA-13-07);
3. Adopt Resolution approving a 16 lot Tentative Subdivision Map (14 residential lots plus 2 open space parcels) (SD-13-080; and,
4. Adopt Resolution recommending Council approval of Development Agreement (DA-13-05).

PROJECT SUMMARY:

1. Location: North side of West Dunne Avenue, 115 feet west of the Monterey Road, Dunne Avenue intersection. Assessor Parcel Number(s) 767-08-035 through 767-08-038

2. Site Area: 1.41 acres
3. General Plan Designation: Residential Attached Low
4. Zoning: R-3