



City of Morgan Hill

Legislation Details (With Text)

File #:	17-010	Version:	1	Name:	
Type:	Staff Report	Status:		Public Hearing	
File created:	1/5/2017	In control:		Planning Commission	
On agenda:	1/10/2017	Final action:			
Title:	ZONING AMENDMENT, ZA2016-008/ DEVELOPMENT AGREEMENT, DA2016-0009/ ENVIRONMENTAL ASSESSMENT, EA2016-0012: DEPOT - SUNSWEET MORGAN HILL, LLC.: Request for a Zoning Amendment and Development Agreement for a mixed-use project consisting of 83 residential units and 5,760 square feet of commercial space. The 1.65-acre site, identified by Assessor Parcel Number(s) 726-13-044, 032 & 054, is located on the west side of Depot Street between East Third Street and East Fourth Street (Glenrock Builders, Owner). CEQA: Addendum to previously adopted Environmental Impact Report.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Sunsweet PC report 1, 2. PC Reso ZA 16-008.r1p, 3. PC DA Reso, 4. Sunsweet Mixed Use_Design Package_122116, 5. 20161221 SUNSWEET LANDSCAPE SET, 6. 216133 - Stormwater Control Plan SCP (1), 7. 01 Supplement 1, 8. 01 Supplement 2, 9. 01 Supplement 3, 10. 01 Supplement 4, 11. 01 Supplement 5, 12. 01 Supplement 6				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

PLANNING COMMISSION STAFF REPORT MEETING DATE: JANUARY 10, 2017

PREPARED BY: T. Linder, Interim Planning Manager/ Development Services Department
APPROVED BY: Leslie Little, Assistant City Manager/ Development Services Department

**ZONING AMENDMENT, ZA2016-008/ DEVELOPMENT AGREEMENT, DA2016-0009/
ENVIRONMENTAL ASSESSMENT, EA2016-0012: DEPOT - SUNSWEET MORGAN HILL, LLC.:**
Request for a Zoning Amendment and Development Agreement for a mixed-use project consisting of 83 residential units and 5,760 square feet of commercial space. The 1.65-acre site, identified by Assessor Parcel Number(s) 726-13-044, 032 & 054, is located on the west side of Depot Street between East Third Street and East Fourth Street (Glenrock Builders, Owner). CEQA: Addendum to previously adopted Environmental Impact Report.

RECOMMENDATION(S):

1. Adopt a Resolution recommending City Council approval of the Zoning Amendment (ZA2016-0008); and,
2. Adopt a Resolution recommending City Council approval of Development Agreement (DA2016-0009).

PROJECT SUMMARY:

The applicant is requesting approval of a Zoning Amendment to rezone the site to Central Business

District with a Planned Development overlay CBD/PD, and establish a precise plan for the construction of 83 apartment units and 5760 square feet of commercial space on a 1.65-acre site located on the west side of Depot Street between East Third Street and East Fourth Street. Also requested is approval of a Development Agreement.