



City of Morgan Hill

Legislation Text

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CITY COUNCIL STAFF REPORT

MEETING DATE: AUGUST 24, 2016

PREPARED BY: Richard Buikema, Staff Planner/Community Development
APPROVED BY: City Manager

ZONING AMENDMENT, ZA2016-0005: WALNUT GROVE - MORGAN HILL. APN'S 726-07-021;-023,-024 AND -089 ARE LOCATED ON THE EAST SIDE OF WALNUT GROVE DRIVE SOUTH OF DIANA AVENUE

RECOMMENDATION(S)

1. Open and close public hearing;
2. Waive first and second reading of Zoning Amendment Ordinance; and
3. Introduce Zoning Amendment Ordinance.

COUNCIL PRIORITIES, GOALS & STRATEGIES:

Ongoing Priorities

Maintaining fiscal responsibility

2016 Focus Areas

Planning Our Community

Developing Our Community

REPORT NARRATIVE:

The City has initiated a Zoning Amendment for a 4.7 acre vacant property located on the east side of Walnut Grove Dr., south of Diana Avenue. The proposal is to re-establish the R-1 9,000 zoning for the site to conform to the Single Family Medium General Plan designation. The site was previously rezoned from Office Industrial (MO) to R-1-9,000/RPD (ZA-97-20 Walnut Grove-La Mere) in 1998. However, as a Precise Plan was not submitted within one year of the adoption of the RPD, the zoning reverted back to the previous zone district (Office Industrial -MO) as was required by the Residential Planned Development Overlay District Provisions in place at the time.

Tentative Subdivision map (SD-16-02) and Site Review (SR2016-011) applications are pending for the northern 2.67 acres of the site. Newland Homes received five Residential Development Control System (RDCS) building allotments in the 2015 competition for Fiscal Year 2017-18 (Application No. MC-15-10: Walnut Grove-Newland). Staff was not aware that the prior R-1, 9000/RPD had lapsed. The developer intends to seek the remaining 4 building allotments as an ongoing project for Fiscal Year 2018-19.

The Zoning Amendment was reviewed by the Planning Commission at its July 26, 2016 meeting. The staff report from that meeting has been attached (Attachment 2). The Commission recommended that the City Council approve the rezoning as proposed, to be consistent with the General Plan. On July 27, 2016 the General Plan designation for the subject site was changed as part of the Morgan Hill 2035 General Plan Update to Residential Detached Medium. The proposed zoning district is consistent with both the previous and newly established General Plan land use designation.

COMMUNITY ENGAGEMENT: Inform

The Morgan Hill Community was informed about the project through public notification, including site signage, newspaper notice, and direct mail to property owners within 300 feet of the subject site.

ALTERNATIVE ACTIONS:

Deny the proposed Zoning Amendment and maintain the existing MO - Office Industrial zone district.

PRIOR CITY COUNCIL AND COMMISSION ACTIONS:

A General Plan Amendment (GPA-97-11 Walnut Grove-La Mere) was approved in October 1998 amending the land use designation of the project site from Office Industrial to Single Family Medium (3-5 dwelling units per acre). Concurrently, the site was rezoned from Office Industrial (MO) to R-1-9,000/RPD (ZA-97-20 Walnut Grove-La Mere). However, that zoning action has lapsed. The Planning Commission reviewed the City initiated rezone application at its meeting of July 26, 2016, and voted 6-0-0-1 (Orosco absent) to recommend that the City Council approve the Zoning Amendment.

FISCAL AND RESOURCE IMPACT:

No budget adjustment required.

CEQA (California Environmental Quality Act):

Project, Description of CEQA requirements

The project site was reviewed as part of Master Environmental Impact Report for the 2001 General Plan update and has been found complete, correct, and in substantial compliance with the requirements of the California Environmental Quality Act. The Zoning Amendment complies with the General Plan as required by Government Code Section 65860 and as noted in this report

LINKS/ATTACHMENTS:

1. Zoning Amendment Ordinance
2. Exhibit A- Legal Description and Map
3. Planning Commission Staff Report