



# City of Morgan Hill

## Legislation Text

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File #: 16-648, Version: 1

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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