



## Legislation Text

---

**File #:** 17-316, **Version:** 1

---

**TO:** Chair and Planning Commission

**FROM:** Eva Cutro, Community Development Director  
Paul Michaud, Senior Planner

**DATE:** October 3, 2017

**CONTACT:**

Paul Michaud, 480-348-3574

**AGENDA TITLE:**

Consideration of Ordinance No. 2016-14

A rezoning request from R-43 and SUP to R-43 Cluster Plan located at the northwest corner of the Northern Avenue alignment and Scottsdale Road (MI-16-04, The Villas at Cheney Estates - Town Triangle)

**RECOMMENDATION:**

Make a recommendation to Town Council whether to approve, deny, or continue the application request for a rezoning to change the zoning district from "R-43 Single Family Residential District" (minimum 43,560 square-foot lots) and "Special Use Permit - Country Club and Golf Course" to the "R-43 Single Family Residential District Cluster Plan" (minimum 16,500 square-foot lots) for the 9.6-acre property located at the northwest corner of the Northern Avenue alignment and Scottsdale Road. Based on the changes made to the application since its original submittal, including the elimination of a General Plan amendment and larger lot sizes, staff recommends Option 1 to approve the text amendment.

**Option 1 Recommendation of Approval**

I move that the Planning Commission recommends forwarding to the Town Council approval of Ordinance No. 2016-14 changing the zoning district from R-43 and SUP to R-43 Cluster Plan with the conditions and effective date as described in said ordinance.

**Option 2 Recommendation of Denial**

I move that the Planning Commission recommends forwarding to the Town Council denial of Ordinance No. 2016-14 changing the zoning district from R-43 and SUP to R-43 Cluster Plan. [*Specify reasons for denial*]

**Option 3 Recommendation of Continuance**

I move that the Planning Commission recommends continuing their action to a specified or an

unspecified meeting date.

## **BACKGROUND**

Refer to the attachments for background information.

## **ATTACHMENTS**

1. Existing Conditions - History
2. Compliance
3. General Plan Policies
4. Differences
5. Timing
6. Statement of Direction (Gate SUP)
7. Application Material
8. Utility - Fire
9. Traffic Statement
10. FEMA (CLOMR) - Drainage
11. Comments - Noticing
12. Preliminary Plat, Plans, and Updated Material
13. Draft Waiver of Rights and Remedies (Prop 207)
14. Ordinances and 207 Waiver

C:     - Applicant  
       - Case File