



## Legislation Text

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**File #:** 17-315, **Version:** 1

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**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. 2016-13

A Text Amendment to amend Article II, Definitions, and Article IX, Cluster Plan District, of the Town's Zoning Ordinance

(MI-16-03, 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 text amendment to Article II, Definitions, and Article IX, Cluster Plan District, of the Town's Zoning Ordinance, to allow for modifications to the cluster plan provisions for "The Villas at Cheney Estates." 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. 2016-13 to amend Article II, Definitions, and Article IX, Cluster Plan District, of the Town's Zoning Ordinance, to allow for modifications to the cluster plan provisions for the proposed development located at the northwest corner of the Northern Avenue alignment and Scottsdale Road.

**Option 2 Recommendation of Denial**

I move that the Planning Commission recommends forwarding to the Town Council denial of Ordinance No. 2016-13 to amend Article II, Definitions, and Article IX, Cluster Plan District, of the Town's Zoning Ordinance, to allow for modifications to the cluster plan provisions for the proposed development located at the northwest corner of the Northern Avenue alignment and Scottsdale Road.  
[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. Ordinances and 207 Waiver

C:     - Applicant  
       - Case File