



MEMORANDUM

TO: Planning Commission
FROM: Jana Fox, Current Planning Manager *JCF*
DATE: May 23, 2018
SUBJECT: Scholls Valley Heights at South Cooper Mountain PUD Modifications (CPA2018-0004 / ZMA2018-0003 / CU2018-0006 / LD2018-0015 / LD2018-0016) Supplemental Memo

Staff provides this supplemental memo to address the applicant's request to add an additional phase of development as well as an additional large lot to the large lot subdivision. This memo provides updated findings and conditions related to this request.

Request by the Applicant:

At the May 9th Planning Commission Hearing the applicant requested a continuance in order to consider the addition of another phase of development, and large lot, to the proposed development to better accommodate the provision of utilities in the most efficient manner to all phases of development. The applicant, having considering utility provision to the area has decided to add an additional phase of development, Phase 14, which is composed of a portion of the previously considered Phase 10. The applicant has provided revised findings to applicable approval criteria and revised site and phasing plans. Staff has reviewed the applicant's materials and finds that the proposal can meet the applicable approval criteria. Staff has chosen to provide a full revised staff report with updated findings which reflects the applicant's revised proposal. Changes to the previously provided staff report are described below and reference by page number.

Staff Report Amendments

SR-5: Update references to 13 phases to reflect 14 phases in the background application description section.

FR-1-FR2: Update findings to Facilities Review Criterion A, updating references to 13 phases to reflect the 14 phases now proposed.

FR-9: Updated findings to Facilities Review Criterion A, updating the critical facilities to serve the revised Phase 10.

FR-11-FR-12: Updated findings to Facilities Review Criterion A to reflect the addition of Phase 14 and provide findings related to the critical facilities serving Phase 14.

FR-16: Update Chapter 60 Table response to 60.15 to reflect 14 phases instead of the previously proposed 13.

CU-5: Update findings to approval criterion 11 to reflect the now proposed 14 phases.

CU-8: Update findings to Modification of a Decision criterion 5 to reflect the now proposed 14 phases.

Small Lot LD-2: Update findings to approval criteria 3 and 5 to reflect the now proposed 14 phases.

Large Lot LD-1: Update findings to approval criterion 1 to reflect the now proposed 14 phases.

COA-2: Update to Modification of a Conditional Use-Planned Unit Development condition of approval 2.j and the addition of 2.n to reflect the change to Phase 10 and addition of phase 14. No change to the total open space required.

Exhibits:

Revised Staff Report Dated May 23, 2018

2.3 Revised plan sheet and narrative from PDG, Applicants Representative, received May 17, 2018