



Modification of Stipulation Request for Ratification of May 3, 2018 Planning Commission Action - PHO-2-17--Z-150-05-7

Request authorization for the City Manager, or his designee, to approve Planning Commission's recommendation without further hearing by the City Council on matters heard by the Planning Commission on May 3, 2018.

Summary

Application: PHO-2-17--Z-150-05-7
Current Zoning: RE-35 (Approved R-3 PCD)
Acreage: 74.06
Applicant: Woodside Homes (Heather Davenport)
Owner: BL SW Land Investment, LLC
Representative: EPS Group (Jorge Villasenor)

Proposal:

- 1) Modification of Stipulation 1 regarding general conformance to site plan date stamped Feb. 12, 2013.
- 2) Deletion of Stipulation 1.(b) regarding detached sidewalks.
- 3) Modification of Stipulation 2 regarding general conformance to elevations date stamped Feb. 12, 2013.
- 4) Modification to Stipulation 4 regarding a 10 foot wide multi-use trail along the west side of 55th Avenue and the north side of Broadway Road.
- 5) Modification of Stipulation 8.(a) regarding right-of-way dedication along the east half of 59th Avenue.

Location

Northeast corner of 59th Avenue and Broadway Road
Council District: 7
Parcel Address: 3603 S. 59th Ave.

Concurrence

Village Planning Committee (VPC) Recommendation: The Estrella Village Planning Committee recommended approval with modifications by a 6-0 vote on Feb. 20, 2018.

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended denial as filed, and approval with modifications and additional stipulations on March 7, 2018.

Planning Commission Recommendation: The Planning Commission recommended approval as recommended by the Planning Hearing Officer with modified stipulations by a 6-0 vote on May 3, 2018.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.