



**Shums Coda Associates**

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## **Planning Commission agenda report: June 28, 2023**

### **Agenda Item: Public Hearing on a Zone Change Request from Open Space Transition (OST) to Single Family-Residential Half-acre on 12.47 acres, located approximately east of Gooseberry Way at intersection with Coral Ridge Drive within the proposed Crimson Peaks subdivision.**

Applicant: Travis Holm, agent (Mark Bryan, owner)

**General Plan: R2 Residential Medium 1 -6.99 acres/unit**

Acres: 12.47 acres

Project location: within the proposed Crimson Peaks Subdivision, east of Gooseberry Way at intersection with Coral Ridge Drive

Total # of lots: 16 proposed half-acre lots, plus a portion of the proposed pool & play common area

**Purpose for requesting the zone change:** To allow 16 proposed half-acre lots (20,000 sq ft minimum lots) on 12.47 acres located within a portion of the preliminary plat area of the Crimson Peaks plat area. A preliminary plat showing the subject 12.47 acre area has been provided along with other preliminary plat information. **The PC shall make a recommendation to the Town Council regarding the zone change after holding a public hearing on this request.**

**The General Plan designates this property for future low density housing development, with a R2 Medium designation with lot sizes ranging from 1 to 6.99 acres.** The proposed lot sizes are within the R1 High land use designation, but the General Plan is an advisory document and compliance with it is not mandatory. It should be noted that the property to the east of the subject site is now zoned Single Family 0.5 to allow half acre (20,000 sq ft minimum) lot sizes. So the proposed rezone request is consistent with the adjacent zoning. Staff will try to determine if the General Plan Land Use Map has been updated since the document was approved and posted online in 2022. As a matter of good practice, the General Plan should be updated periodically to reflect the zoning decisions made by the Town Council. Perhaps once a year (every December for example), the General Plan should be updated to reflect any zoning decisions that are made and not consistent with the General Plan.

The subject area is not within a Desert Tortoise take area, and is also not within a FEMA designated flood hazard area, but the adjacent washes could potentially pose a flood hazard.

**REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE** When approving a zone change, the following factors should be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the Town's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Example of a motion to Approve this application:

*I make the motion we recommend approval to the Town Council for the zoning change for AV-1317-D from Open Space Transition (OST) to Single Family-Residential Half-acre based on the information presented in the staff report.*

Example of a motion to Deny this application:

*I make the motion we recommend denial to the Town Council for the zoning change for AV-1317-D from Open Space Transition (OST) to Single Family-Residential Half-acre for the following reasons:[list reasons]*

Example to approve with conditions:

*I make the motion we recommend approval to the Town Council for the zoning change for AV-1317-D from Open Space Transition (OST) to Single Family-Residential Half-acre with the following conditions. [list conditions]*