

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 23, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

MOD-22968 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT:

CLIFFS EDGE, LLC - OWNER: CLIFFS EDGE, LLC, ET AL - Request for a Major Modification to the Cliffs Edge Master Development Plan TO CHANGE THE LAND USE DESIGNATION FROM: R1 (RESIDENTIAL SMALL LOT) TO: M (MEDIUM DENSITY RESIDENTIAL) on 9.12 acres at the northeast corner of Centennial Parkway and Shaumber Road (APN 126-24-410-003); TO MODIFY SECTION 2.2 (TABLE 1 AND PLANNED LAND USE MAP) OF THE MASTER DEVELOPMENT PLAN; AND TO MODIFY EXHIBIT 2 OF SECTION 2 OF THE DESIGN GUIDELINES (APN Multiple), PD (Planned Development) Zone, Ward 6 (Ross)

C.C.: 08/19/07

PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

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City Council Meeting

City Council Meeting

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RECOMMENDATION:

APPROVAL:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter
6. Protest postcards
7. Submitted after final agenda Protest/support postcards

Motion made by GLENN TROWBRIDGE to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, DAVID STEINMAN, STEPHEN EVANS, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

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DOUG RANKIN, Planning and Development Department, stated this item is in keeping with the Cliffs Edge Master Plan and recommended approval. He noted a neighborhood meeting had been held where the neighbors expressed concern for potential projects but not necessarily the land use.

LIZ SOROKAC, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with MR. RANKIN'S report regarding the neighborhood meeting. She explained that unused units from development within Cliffs Edge were being transferred back to the development from which they were originally taken and noted staff's support.

TODD FARLOW, 240 North 19th Street, requested clarification of the application.

MARGO WHEELER, Director of Planning and Development Department, explained that the applicant was permitted an overall density within the area and was making some adjustments within the permitted density, which would increase the density for the subject area.

COMMISSIONER TROMBRIDGE expressed concern that this application is the first of many requests to maximize density while sacrificing quality and notes that this type of development had the potential to negatively impact the community. He expressed his support for the requested density but cautioned the applicant that any proposed development should not be cheap, unattractive or poorly constructed.

MS. SOROKAC acknowledged COMMISSIONER TROMBRIDGE'S concerns and stated she would inform her client.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

