

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

ABEYANCE - MOD-22883 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: SPINNAKER HOMES, LLC - Request for a Major Modification of the Town Center Land Use Map TO CHANGE THE LAND USE DESIGNATION FROM: ML -TC (MEDIUM-LOW RESIDENTIAL - TOWN CENTER) TO M-TC (MEDIUM RESIDENTIAL - TOWN CENTER) on 70.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006 and 007) Ward 6 (Ross).

C.C.: 10/11/2007

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support postcards

Motion made by SAM DUNNAM to Approve

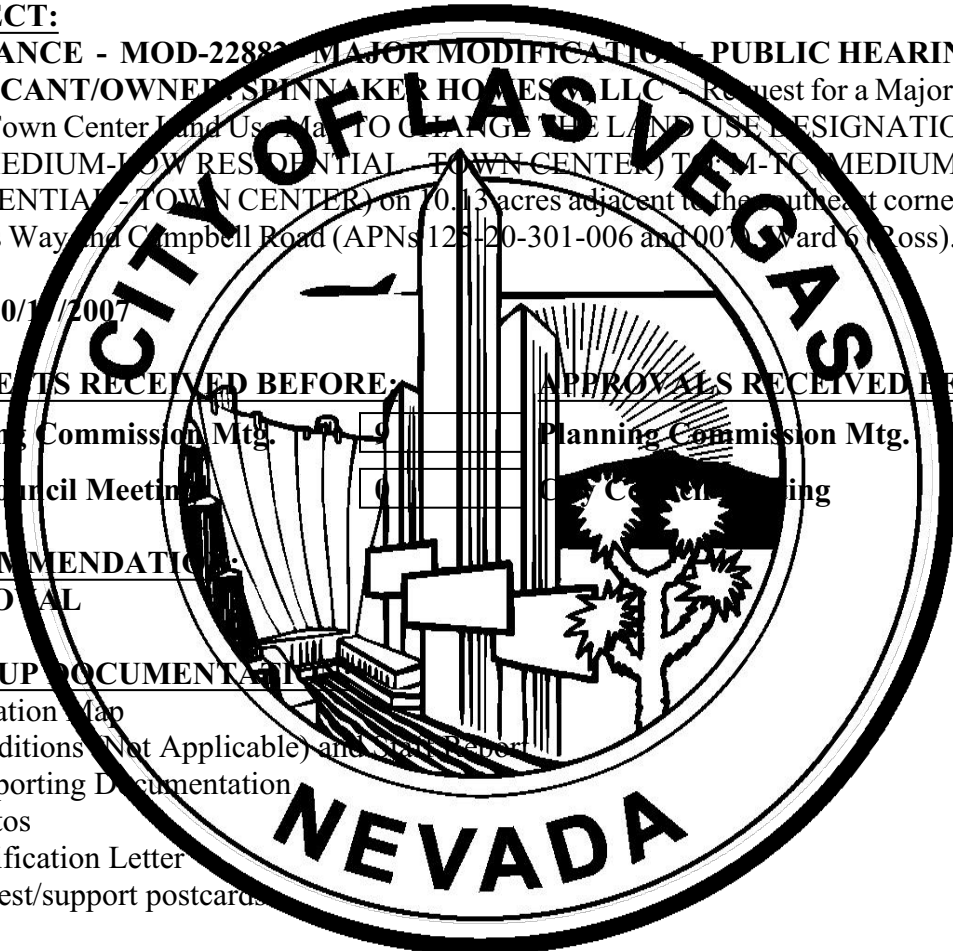
Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 1

GLENN TROWBRIDGE, DAVID STEINMAN, [NAME NOT FOUND], LEO DAVENPORT, SAM DUNNAM; (Against-None); (Abstain-RICHARD TRUESDELL); (Did Not Vote-None); (Excused-BYRON GOYNES)

NOTE: COMMISSIONER TRUESDELL abstained as he represents a property within the notice area.

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 14 and 15.



JIM MARSHALL, Planning and Development Department, stated that the application will be consistent with existing and proposed development around the site and will act as a transition zone between different residential densities. He recommended approval. He noted no one had attended the neighborhood meeting.

JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She concurred with staff's report, agreed to all conditions, and requested approval.

TODD FARLOW, 245 North 19th Street, observed that the proposed site plan did not incorporate any environmentally-friendly elements and requested that developers be required to provide more details of their environmental efforts.

CHAIRMAN DAWENPORT declared the Public Hearing closed.

