



AGENDA SUMMARY PAGE

City Council
Meeting of: March 19, 2025

Agenda Item No.:
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DEPARTMENT: Community Development

DISCUSSION

DIRECTOR: Seth Floyd

SUBJECT:

24-0254 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: B-NWI2, LLC, ET AL - For possible action of the following Land Use Entitlement project requests on approximately 28.27 acres on the north side of Kyle Canyon Road, approximately 336 feet west of the Alpine Ridge Way alignment (APNs 126-01-201-011 and -012; 126-01-301-005, -006, -007, -014 and -015), Ward 6 (Brune). The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement Project. Staff recommends APPROVAL on 24-0254 [GPA1 and ZON1]. Staff recommends DENIAL on 24-0254 [VAR1, VAR3, VAR4, VAC1, VAC2, TMP1, and TMP3].

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends APPROVAL on 24-0254 [GPA1 and ZON1]. Staff recommends DENIAL on 24-0254 [VAR1 - VAR4, VAC1, VAC2, TMP1, TMP2, and TMP3].

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Location and Aerial Maps for 24-0254-GPA1
3. Location and Aerial Maps for 24-0254-VAC1
4. Location and Aerial Maps for 24-0254-VAC2
5. Land Use Map for 24-0254-GPA1
6. Land Use Map for 24-0254-ZON1
7. Conditions and Staff Report
8. Supporting Documentation
9. Photo(s)
10. Justification Letter
11. Support Postcards for 24-0254-VAC2
12. Submitted after Final Agenda - Support Postcards for 24-0254-VAC1, Support Postcard for 24-0254-VAC2, Support Postcard for 24-0254-GPA1, 24-0254-ZON1, 24-0254-VAR1, 24-0254-VAR3, 24-0254-VAR4, 24-0254-TMP1, and 24-0254-TMP3, and Documentation Not Vetted - Protest E-mail for 24-0254-GPA1, 24-0254-ZON1, 24-0254-VAR1, 24-0254-VAR3, and 24-0254-VAR4
13. Backup Documentation Submitted for the July 9, 2024 Planning Commission Meeting
14. Backup Documentation Submitted for the September 10, 2024 Planning Commission Meeting
15. Backup Documentation Submitted for the December 10, 2024 Planning Commission Meeting
16. Backup Documentation Submitted for the February 11, 2025 Planning Commission Meeting