



**AGENDA SUMMARY PAGE**  
**Planning Commission**  
**Meeting of: February 11, 2025**

Agenda Item No.:  
**16**

**DEPARTMENT: Community Development**  
**DIRECTOR: Seth Floyd**

**DISCUSSION**

**SUBJECT:**

ABEYANCE - RENOTIFICATION - 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). Staff recommends APPROVAL on 24-0254 [GPA1 and ZON1]. Staff recommends DENIAL on 24-0254 [VAR1 - VAR4, VAC1, VAC2, TMP1, TMP2, and TMP3].

**C.C.: 03/19/2025**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

**RECOMMENDATION:**

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. Backup Documentation Submitted for the July 9, 2024 Planning Commission Meeting
12. Backup Documentation Submitted for the September 10, 2024 Planning Commission Meeting
13. Backup Documentation Submitted for the December 10, 2024 Planning Commission Meeting
14. Submitted after Final Agenda - Withdraw without Prejudice Request E-mail for 24-0254-VAR2 and 24-0254-TMP2 by Westwood and Support Postcard for 24-0254-VAR3, 24-0254-VAR4, and 24-0254-TMP3