



**Environmental  
Planning  
Commission**

**Agenda Number: 9  
Project Number: 1004905  
Case #'s: 07EPC-40045  
December 20, 2007**

**Staff Report**

<b>Agent</b>	Dave Heil, President of VCPOA
<b>Applicant</b>	Volcano Cliffs Property Owners Association
<b>Request</b>	<b>Text amendment</b>
<b>Legal Description</b>	Volcano Heights Sector Development Plan
<b>Location</b>	Volcano Heights Sector Development Plan
<b>Size</b>	3,532 acres
<b>Existing Zoning</b>	SU-2/SR-LL, SU-2/RR, SU-2/ER, SU-2/SR-SL
<b>Proposed Zoning</b>	No Changes

**Staff Recommendation**

**DEFERRAL of 07EPC 40045, to the Environmental Planning Commission Public Hearing on January 17, 2007 at the request of the applicant.**

**Staff Planner**

**Russell Brito, Division Manager**

**Summary of Analysis**

This request is being heard at the same hearing as cases 07EPC-40014/ 40059, submitted by the Planning Department. Both projects are requesting text amendments to the Volcano Heights Sector Development Plan (VHSDP), though they are of very different scope and scale.

The VCPOA is submitting a request for amendments to the VHSDP, because they believe many regulations in the plan cannot be practically implemented. The owners association believes that if the plan is not amended existing properties will be deemed un-developable or unmarketable.

The VCPOA is proposing amendments to the suburban residential, rural residential, executive residential, and the bicycle trail network. In addition, the Owners Association identified general planning issues that they in the VHSDP. The VCPOA has submitted a 27 page, detailed document identifying regulations and providing comments and recommendations for amending the VHSDP.

City Departments and other interested agencies reviewed this application from 10 September 2007 to 21 September 2007. Agency comments were used in the preparation of this report and begin on page #.