



## Planning Commission Staff Report

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March 8, 2017  
Item 6.b.

### **P15-0564, Tim Lewis Communities**

Work session to review and receive comments on applications by Tim Lewis Communities for various entitlements, including a General Plan Amendment, Happy Valley Specific Plan Amendment, and Planned Unit Development (PUD) rezoning and development plan to construct 39 single-family detached homes and related improvements on the approximately 154-acre Spotorno property at 1000 Minnie Drive. In addition, a scoping session will be conducted to receive comments from the public and Planning Commission on the scope of analysis for the Subsequent Environmental Impact Report (EIR) that will analyze the environmental effects of the proposed development. Zoning for the project site is PUD-SRDR (Planned Unit Development – Semi-Rural Density Residential), PUD-MDR (Planned Unit Development - Medium Density Residential), and PUD-A/OS (Planned Unit Development – Agriculture/Open Space) Districts.

*This item has been continued to a future meeting.*