



## Legislation Text

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**File #:** 2016-3971, **Version:** 1

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Consider public testimony regarding, and an ordinance zoning 15.152 acres of land northeast of the intersection of Old Settlers Blvd. and Settlement Dr. and east of Settlement Dr. to the PUD (Planned Unit Development) No. 109 zoning district, to be known as Cottages at Meadow Lake. (First Reading)

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The PUD proposes a maximum of 33 single family detached units on approximately 5.34 acres, as the remainder of the property is within a flood control inundation easement. The homes are to be arranged on a common lot, with access provided by a private drive aisle. The site fronts on the City-owned Meadow Lake Park, on a flood control reservoir and on an existing neighborhood. The primary entrance to the site will cross a portion of the adjacent Meadow Lake Park. A separate agreement between the developer and the City will be required in order to provide for this entrance. The City will have approval authority over any improvements made on the park land and the homeowners association will be required to maintain these improvements. A gated emergency access will be provided where Meadow Park Drive stubs out into the site.

The development plan includes the dedication and construction of a City hike and bike trail along the edge of the reservoir, which will connect two sections of Meadow Lake Park. The homes will be built in a 'cottage style', using masonry and a cementitious product styled as horizontal lap siding, board and batten siding and shake siding. Garage doors with decorative hardware will also be used. The development will include an covered pavilion amenity center with a swimming pool. An internal sidewalk system will connect the homes to the amenity center and to the public hike and bike trail. The site's perimeter will be fenced with a masonry wall, wood fencing and decorative metal fencing where there are views of the City park and reservoir.

Public testimony at the public hearing held by the Planning and Zoning Commission included concerns about the existing traffic on Settlement Drive and flooding episodes along the shoreline of the reservoir. The Planning and Zoning Commission voted 4-1 to recommend approval of the original zoning at their meeting on October 5, 2016. The dissenting vote, Commissioner Hollis Bone, was concerned about the compatibility of the proposed development relative to density with the existing neighborhood.

A petition opposing the zoning was received from surrounding area property owners. In order to require a favorable vote of six Council members for zoning approval, the Code states that the petition must be signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the rezoning site and extending 200 feet from it. The petition is signed by the owners of only approximately 13 percent of the area, therefore a favorable vote of six Council members is not required. A total of 107 owner signatures were received, of which 14 are within 200 feet of the site.

Staff recommends approval.