



## Legislation Text

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**File #:** 2019-0276, **Version:** 1

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Consider public testimony regarding, and an ordinance zoning 22.03 acres of land located at or near the intersection of University Boulevard and CR 110 to the TF (Two-Family) zoning district. (First Reading)\*

The 22.03 acres proposed for the TF (Two Family) zoning district is part of 190.07 acres being annexed into the City at the request of the property owner, JSL Investments, LLC. It is proposed for residential and commercial development by Scott Felder Homes. The property is designated as business park, residential and commercial in the General Plan. A General Plan amendment to change the business park designation to residential is a separate agenda item.

The TF district is proposed to be located between the SF-3 (Single Family - Mixed Lot) and the MF-1 (Multifamily - low density) zoning districts. Two family dwelling units, also known as 'duplexes', are two units attached with a common wall. Each lot, for a single dwelling unit, must be at least 3,500 square feet in size.

The Planning and Zoning Commission held a public hearing at their meeting on March 6, 2019 and voted 6-0 to recommend approval of the original zoning to TF. There were six speakers at the public hearing, all of whom were opposed to the development because of existing traffic and the anticipated impact on their property values.