



Legislation Text

File #: 2019-0447, **Version:** 1

Consider public testimony regarding, and an ordinance zoning 10.73 acres generally located southwest of the intersection of Eagles Nest Street and University Boulevard to the MF-1 (Multi-Family - Low Density) zoning district. (First Reading)*

The subject tract is currently in the City's ETJ (Extraterritorial Jurisdiction). The tract contains 21.28 acres of land, with 10.73 acres to be designated for the MF-1 (Multi-Family - Low Density) district and 10.55 acres to be designated for the SR (Senior) district in one common development lot. The MF-1 district requires building elevation variation and special design features. The MF-1 district allows a maximum density of 12 units per acre, in either apartments, townhouses or multi-family homes. Where sites zoned MF-1 abut SF-2 (Single-Family Standard Lot) or TF (Two Family) zoned property, specific setbacks and compatibility buffering are required. The proposed zoning provides for a good transition from the single-family homes to the east and south, and to the higher density MF-2 apartment projects to the west.

The Applicant attended three meetings with the Laurel Ridge Homeowners Association outside of the required P&Z and City Council meetings to provide project details and answer questions from the residents. In addition, the Applicant spoke with concerned residents both prior to and following the P&Z meeting. Accompanying requests for original zoning to the SR district and annexation are separate agenda items.

On September 18, 2019, the Planning and Zoning Commission held a public hearing and voted 7-0 to recommend approval of the original zoning district. There were five speakers, who expressed opposition to traffic, soil conditions, drainage, higher density development, and street access to Satellite View.