



## Legislation Text

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**File #:** 2020-0095, **Version:** 1

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Consider public testimony regarding, and an ordinance rezoning 3.63 acres located northeast of the intersection of CR 117 and Red Bud Lane from the OF-1 (General Office) zoning district to the PUD (Planned Unit Development) No. 119 zoning district. (First Reading)\*

The property was annexed into the City in 2006, as a part of a larger annexation area. Some of the annexation area was zoned in 2007 to C-2 (Local Commercial) and OF-1 (General Office). This proposed PUD (Planned Unit Development) will rezone a portion of the C-2 area and the OF-1 area and provide for original zoning on the remainder, to allow a single family common lot development. To the north of the site, land along McNutt Creek was recently rezoned to OS (Open Space) and SF-3 (Single Family - Mixed Lot). A TIA (Traffic Impact Assessment) has been approved by the City, resulting in a requirement for the project to contribute a pro rata share of funding toward planned road improvement projects in the area.

The single family common lot development will contain private drive aisles with sidewalks on one side, visitor parking and a perimeter fence. Maintenance of the private drive aisles and other infrastructure will be the responsibility of the homeowners association.

The Planning and Zoning Commission held a public hearing and voted 8-0 to recommend approval of the PUD zoning at their meeting on April 1, 2020