



## REQUEST FOR BOARD ACTION

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**BOARD MEETING DATE:** Tuesday, February 8, 2021

**REVIEWALS:**

Planning & Zoning Staff: Completed  
Planning & Zoning Commission: Completed  
City Administrator: Completed

**SUBJECT:** P-22-21 Change of Zoning from R-2 Single Family Residential – 20,000 square foot minimum lot size to PD-R Planned Development – Residential for the property at 13270 Maple Drive.

**LIST OF ATTACHED REFERENCE DOCUMENTS:**

Application  
Staff report  
Land use plan  
Legal description  
Public Hearing Notice

**FISCAL IMPACT:** N/A

**BACKGROUND/DISCUSSION:**

This Change of Zoning is for the proposed development of a planned development containing ten (10) detached single family residences.

A petition in opposition to the development has been received from the owners of thirty (30) percent or more, either of the areas of the land (exclusive of streets and alleys) included in such proposed change or within an area determined by lines drawn parallel to and one hundred eighty-five (185) feet distant from the boundaries of the district proposed to be changed, and therefore such amendment to the zoning shall not become effective except by the favorable vote of two-thirds ( $\frac{2}{3}$ ) of all the members of the Board of Aldermen.

Several amendments to the site plan and the ordinance have been made after conversations with residents and staff.

**STAFF RECOMMENDATION:**

Staff recommends approval of this petition

**MEETING HISTORY:**

Planning & Zoning Commission: November 3, 2021 – recommended approval Board of Aldermen:  
December 14, 2021 – The public hearing was held but the first reading was postponed to allow the Petitioner to have meetings with the Aldermen from Ward 1 and concerned citizens. Some aspects of the Preliminary Development Plan have changed to address concerns discussed at those meetings.  
Planning & Zoning Commission: February 2, 2022 – the Petitioner will present changes to the Commission. The revisions do not require an additional vote by the Commission, but will be presented for informational purposes prior to the public hearing before the Board of Aldermen.  
Board of Aldermen: February 8, 2022 – First Reading