



**REQUEST FOR BOARD ACTION**

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**BOARD MEETING DATE:** Tuesday, August 9, 2022

**REVIEWALS:**

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

**SUBJECT:** Petitions for the redevelopment of Gates Manor Subdivision.

1. P-10-22 Change of Zoning from R-4 Single Family Residential – 10,000 square foot minimum lot size to R-5 Single Family Residential – 7,500 square foot minimum lot size;
2. P-11-22 Text Amendment to change the minimum site size required for a development in the PD-R Planned Development – Residential Zoning District from ten 10 acres to 4.85 acres;
3. P-12-22 Text Amendment to change the minimum building setback for detached single family dwellings from abutting residentially zoned property required in the PD-R Zoning District from 50' to 20';
4. P-13-22 Change of Zoning from R-5 to PD-R.
5. P-14-22 Preliminary Development Plan.

**LIST OF ATTACHED REFERENCE DOCUMENTS:**

Applications  
Staff reports  
Petitioner information  
Public hearing notices

**FISCAL IMPACT:** N/A

**BACKGROUND/DISCUSSION:**

Gates Manor Subdivision currently consists of 11 single family dwellings. The current, R-4 Zoning District would allow 17 single family dwelling. Approval of these petitions would result in 21 dwellings.

**STAFF RECOMMENDATION:**

Staff recognizes the need for this type of housing and redevelopment in this area. However, there is concern over the increased density, compared to the surrounding area.

**MEETING HISTORY:**

Planning & Zoning Commission: July 6, 2022 – The Commission voted to recommend denial of all of the above Petitions.