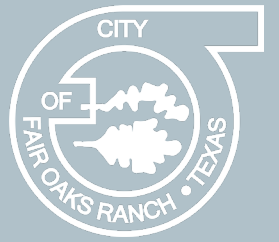


City Council Public Hearing



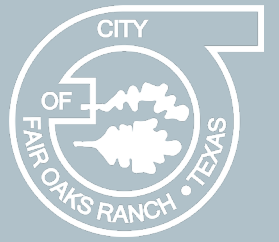
Oak Bend Estates Zone Change Request

June 06, 2024

ZC# 2024-01

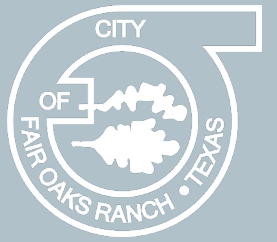
Lee Muniz, P.E., CFM
Manager of Engineering Services

Introduction



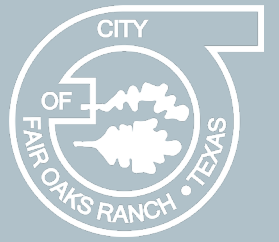
Proposed Zoning Change Request (ZC No. 2024-01) will change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 149 acres generally located north of the intersection of Ralph Fair Road and Honeycomb Rock. The property is currently platted as Oak Bend Estates.

Reason for Request



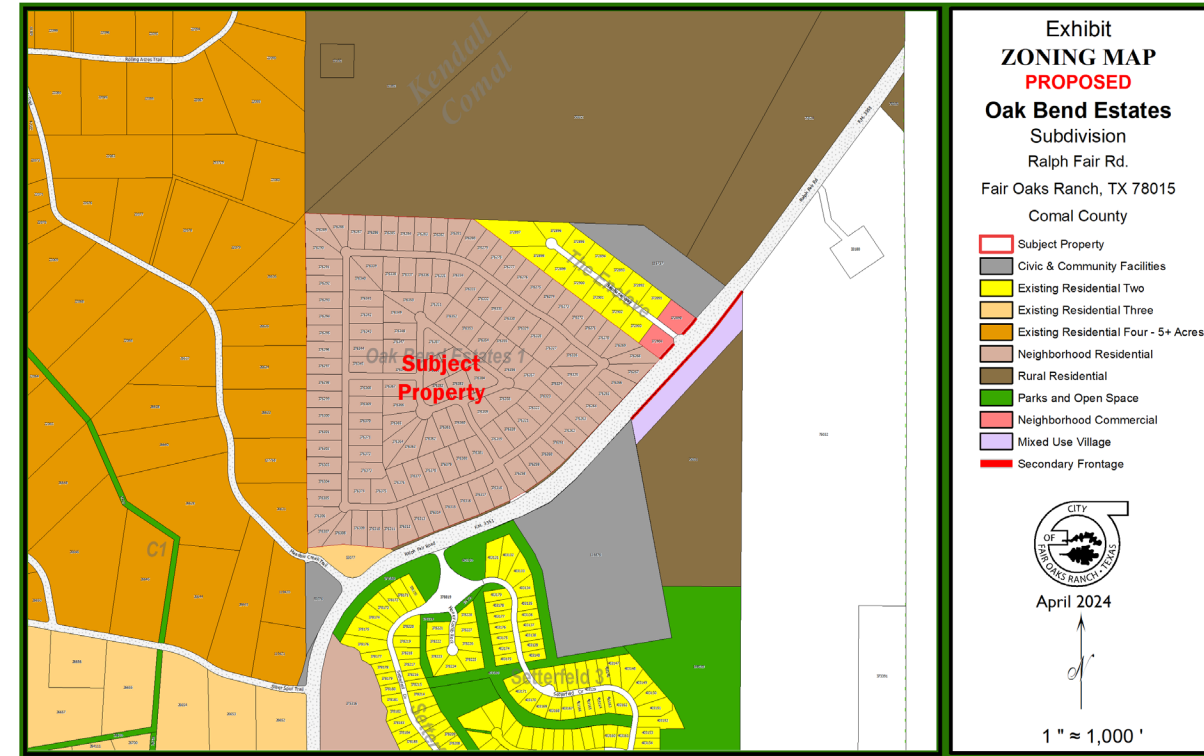
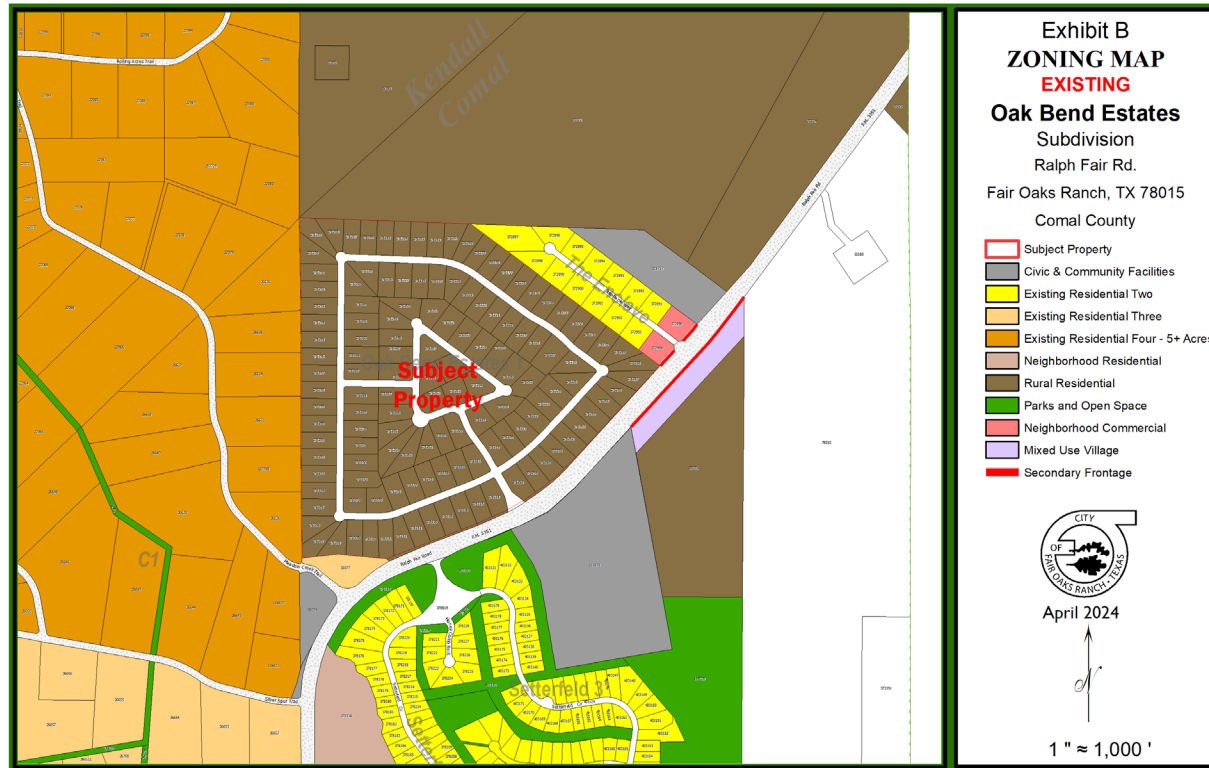
- To develop the subdivision with one-acre lots as per the existing Agreement and approved plat.
- As per the UDC, any zone change must be in accordance with the FLUM. A zone district change to NR will allow the rezoning to be in alignment with the FLUM.
- A new plat reflecting the reduced lots cannot proceed.
- Zone change removes the conflict between the existing Agreement, Zoning and the FLUM, allowing for the appropriate development of the property.

Zoning Map



Existing

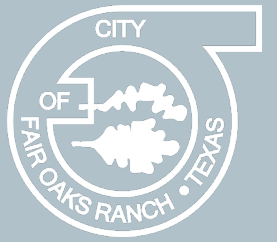
Proposed



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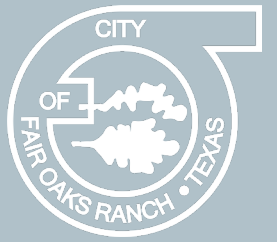
Criteria for Review



According to Section 3.7 (4) of the UDC, zoning changes may be approved if the following criteria are met:

- i. The zoning change is consistent with the Comprehensive Plan;*
- ii. The zoning change promotes the health, safety, or general welfare of the City and the safe, orderly, and healthful development of the City;*
- iii. The zoning change is compatible with and conforms with uses of nearby property and the character of the neighborhood;*
- iv. The property affected by the zoning change is suitable for uses permitted by the proposed amendment to the zoning map;*
- v. Infrastructure, including roadway adequacy, sewer, water and storm water facilities, is or is committed to be available that is generally suitable and adequate for the proposed use.*

Staff Recommendation



Consideration of the following when reviewing the Amendment:

- Rectify the property for the agreement that preceded adoption of the Comprehensive Plan and Zoning.
- Comply with the proposed amended Comprehensive Plan.
- Compatibility with the surrounding properties and the character of the neighborhood, that are predominantly single family residential in nature.
- Perform traffic study and infrastructure analysis at time of site development.
- Maintain public services such as police and fire protection and solid waste collection.
- Enables a reduction in the number of lots, preserves geological features, and provide a second emergency entrance/exit.