



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: March 10, 2025

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on an amendment to Ordinance No. 01-02-25 to amend the Planned Development language for side yard from 8' to 5', side yard adjacent as street from 20' to 15' and rear yard setbacks from 25' to 20' for all lots for land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

SUMMARY:

- The applicant is proposing to amend the Planned Development to amend the current SF-8 setbacks for the side and rear yard.
- They are proposing to amend side yard setback from 8' to 5' and the side yard adjacent a street from 20' to 15'.
- The rear yard setback would be amended from 25' to 20'.
- This allows the builder a larger pad size in order to build a larger foot print home.
- All the other PD language would remain unchanged.
- The setback would apply to all lots within the development.
- Staff mailed out 70 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received no responses.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Amended PD
Application
Letter of Intent
Original PD