



## AGENDA ITEM COMMENTARY

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<b>MEETING NAME:</b>	Planning and Zoning Commission
<b>MEETING DATE:</b>	March 11, 2025
<b>ITEM TITLE:</b>	Consider and take appropriate action on approval of an amendment to The Overlook, Lot 304-334 plat.
<b>STAFF INITIATOR:</b>	Tara Tomlinson, Director of Development Services

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### BACKGROUND:

**\*The following item is contingent on approval of amendment to Overlook PDD\***

The City Council approved the original final plat for Overlook Lots 179-390, submitted by Overlook Development Group, LLC, on August 2, 2023. Currently, the developer is seeking an amendment to this plat, specifically altering the eastern portion. The change involves replacing the originally planned townhomes (minimum of 2,800 sq ft) with a new single-family cottage home design, requiring a minimum lot width of 40 feet and a minimum lot size of 4,200 sq ft. The change would lower the number of need connections from 31 meters to 23 meters.

Attached are two plat documents: one showing the proposed amended final plat, and the other the originally approved final plat.

The proposed amendment has been reviewed by both staff and third-party reviewers and complies with the City's ordinances, contingent upon the prior approval of the amended Overlook PDD.

### EXHIBITS:

1. Proposed amended plat
2. Original approved plat

### COMMITTEE ACTION/STAFF RECOMMENDATION:

City staff recommends approval with the condition of prior approval of amended Overlook PDD.