



AGENDA ITEM COMMENTARY

MEETING NAME:	City Council
MEETING DATE:	March 17, 2025
ITEM TITLE:	PUBLIC HEARING: Consider and take appropriate action on an amendment to the Overlook Planned Development District.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

This commentary applies to the next two agenda items:

1. Conduct a public hearing on amendment to Overlook Planned Development District.
2. Consider and take appropriate action on amendment to Overlook Planned Development District.

On May 17, 2021, the City Council approved the Overlook Planned Development District (PDD) and its accompanying site map. A revision to the northern section of the development was approved on July 15, 2024, transitioning the area from townhomes to single-family homes.

Now, Overlook Development Group is seeking approval for another revision to their PDD. Specifically, lots 304-334 along Good Prairie, originally platted as townhome lots with a minimum of 2,800 square feet and lot widths ranging from 28' to 35', are proposed for redevelopment. These 31 townhomes lots would be converted into 23 single-family cottage-style lots with a minimum lot size of 4,200 square feet and a minimum lot width of 40'. This would be a reduction in the number of connections needed. This proposed change represents a variance from the current ordinance, which mandates single-family homes to have a minimum lot width of 50'. While this change would introduce 40' lots in this area, it would differ from the other single-family lots in the development, which would maintain widths of 50' and 45'. Notably, this would be the second PDD in the area to include 40' lots.

On March 11, 2025, the Planning and Zoning Commission made a recommendation to the City Council to approve the amendment of the Overlook PDD from townhouses to single-family homes with 40' lot width.

EXHIBITS:

1. New Recommended Amended Map (March 2025)
2. Original Ordinance with Amendments
3. Overlook PDD Amendment July 2024
4. Notice of Public Hearing
5. Overlook PDD Letter to citizens

COUNCIL ACTION/STAFF RECOMMENDATION:

Hold a public hearing.