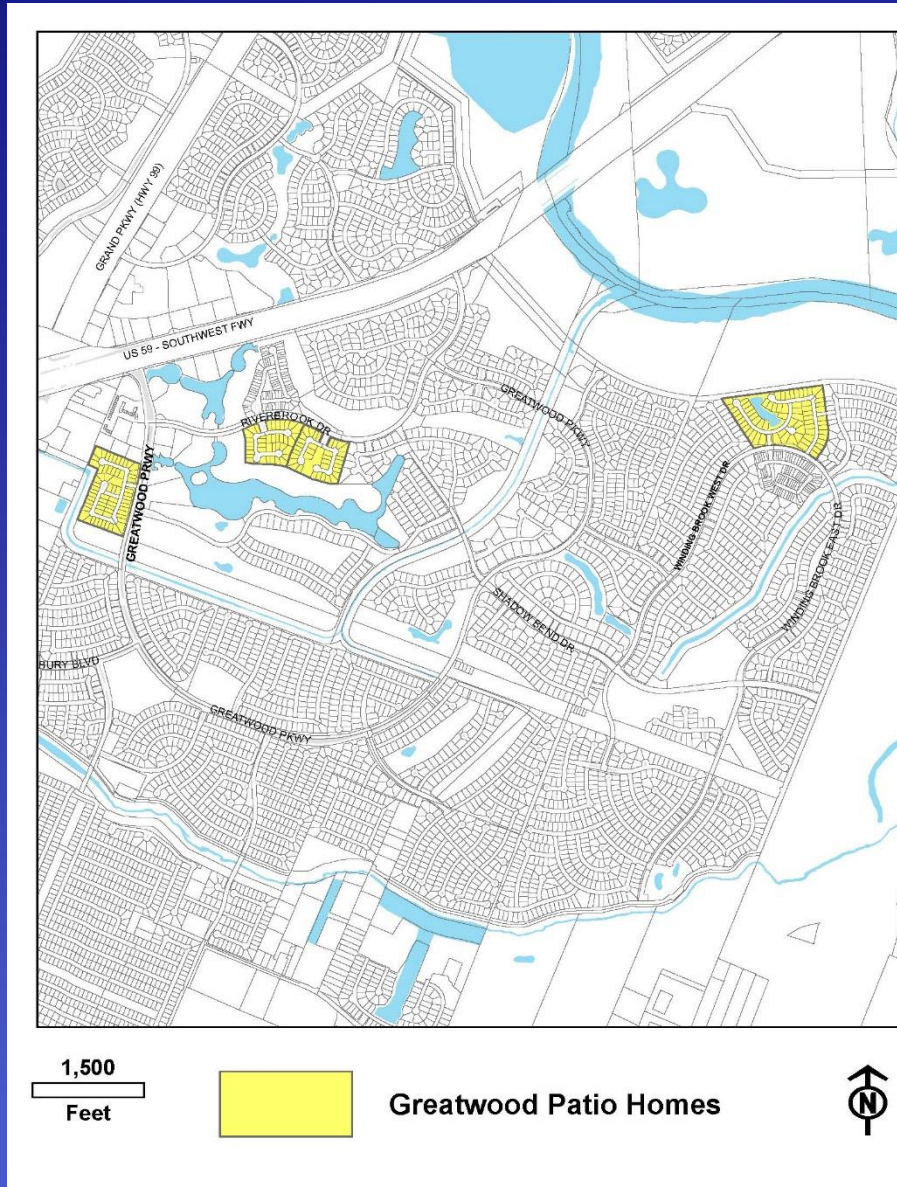


Vicinity Map

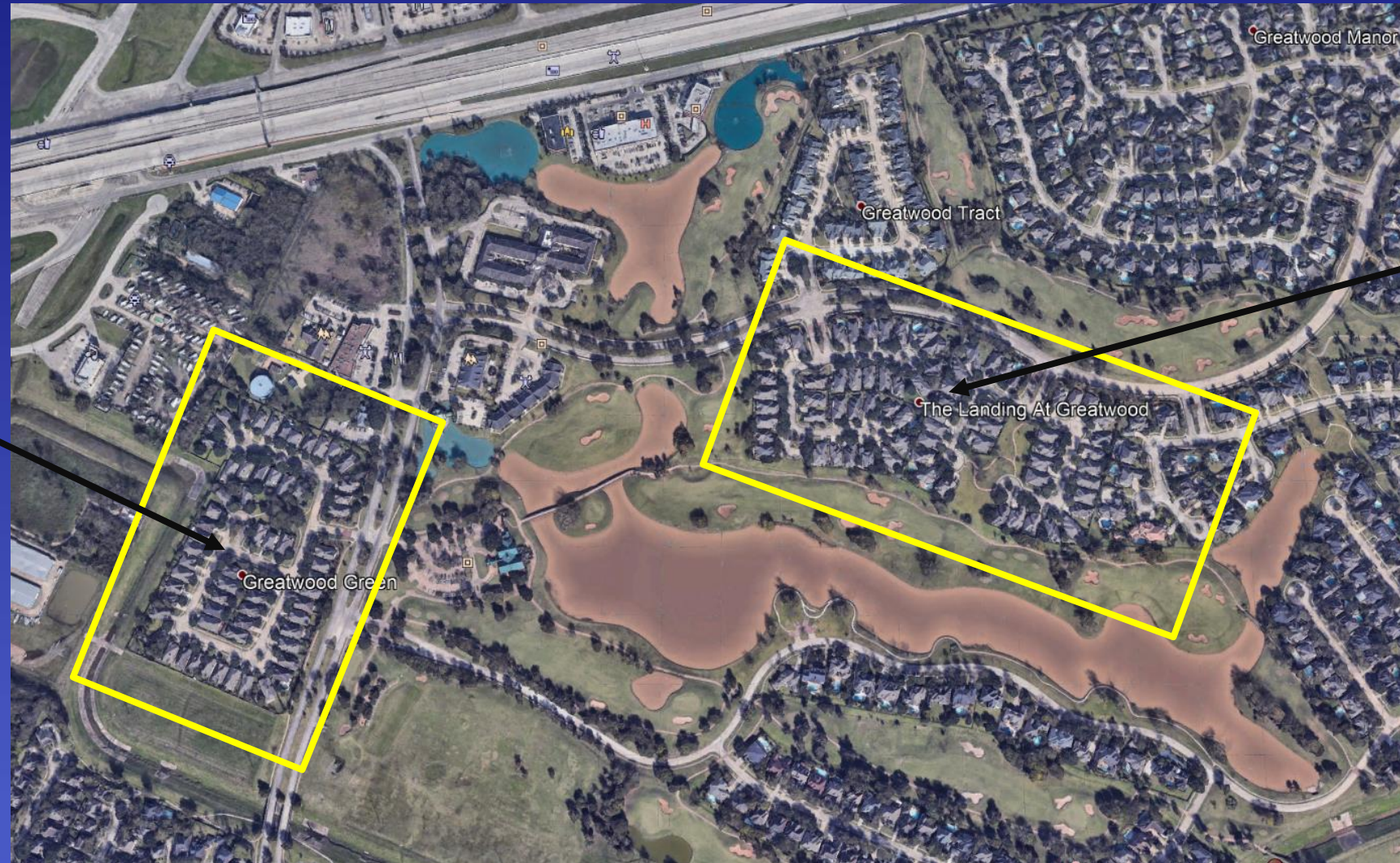


- Greatwood patio home / zero lot line areas
- Annexed Dec. 12, 2017
- Current zoning: Interim R-1-I
- Approx. 61 acres of residential zero lot line platted areas in Greatwood

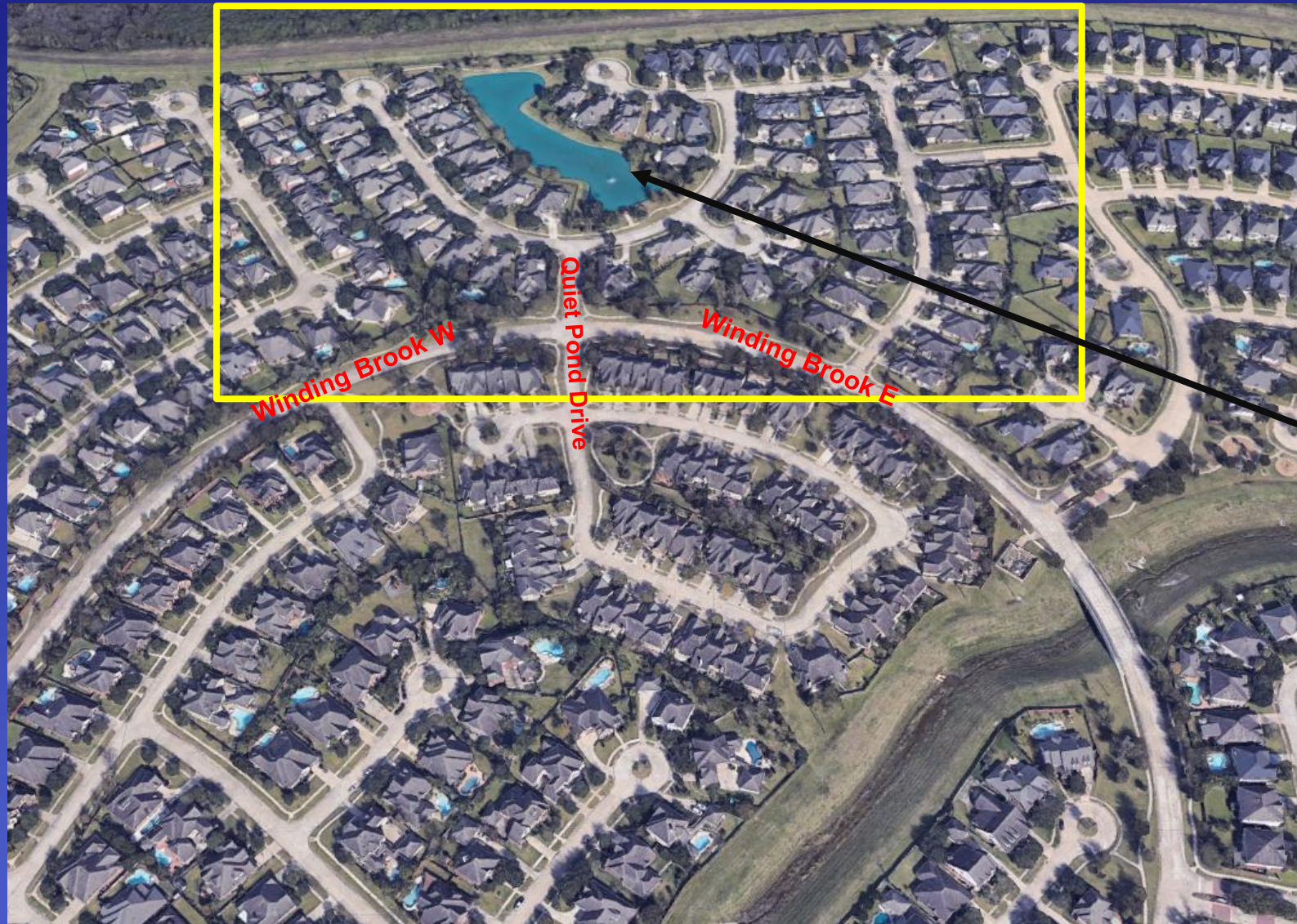
Aerial Photograph

Greatwood
Green

The
Landing at
Greatwood

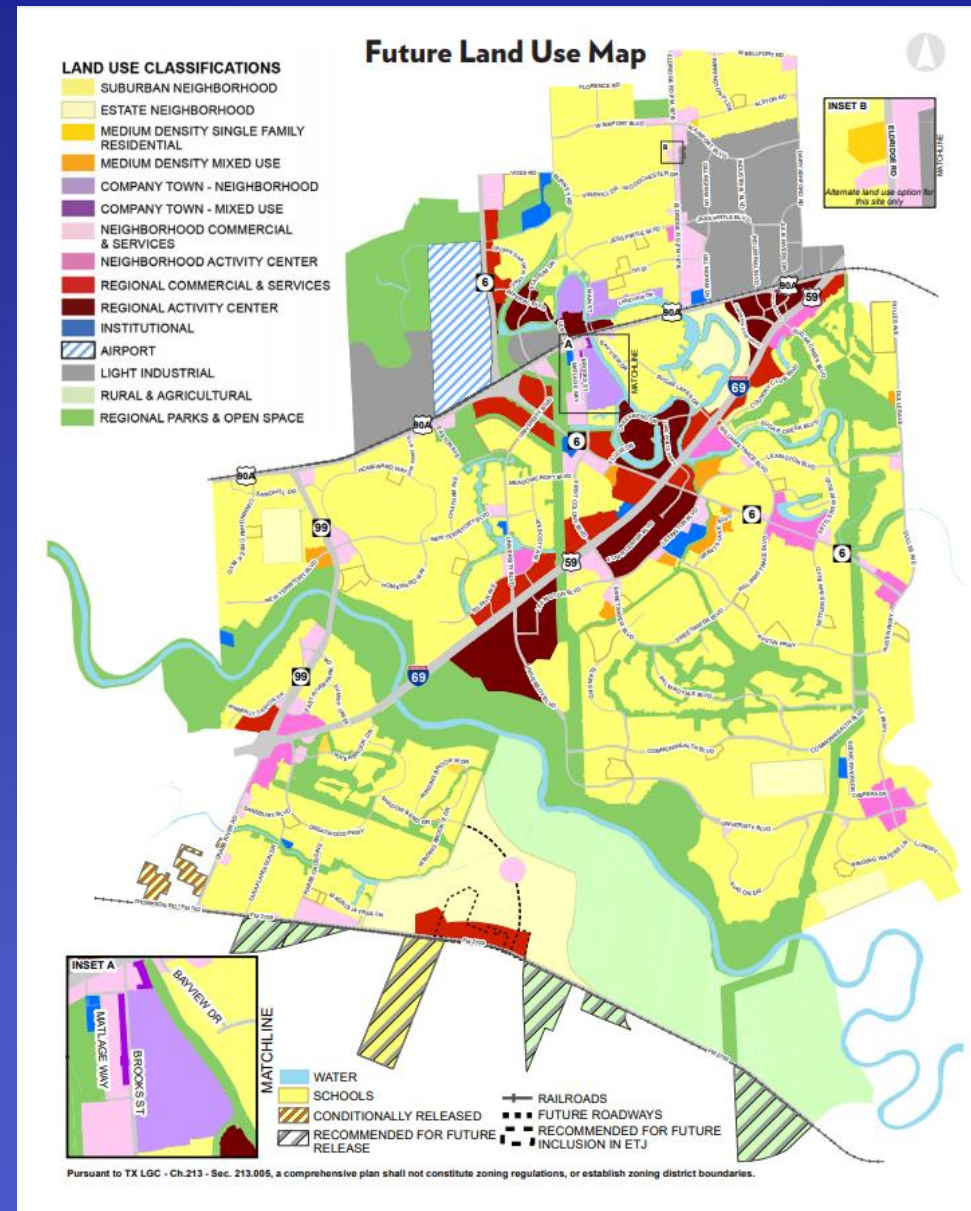


Aerial Photograph



Greatwood B-
170 (Lake
crest)

Future Land Use Plan Map



Proposed Permanent Zoning

- **Replace temporary R-1-I with permanent zoning**
- **Does not alter existing residential development, or private deed restrictions**
- **Formalizes property owner's development rights**
- **Zoning categories are recommended to closely match up with existing development**
- **Staff's recommendations are based on analysis from Future Land Use Map, recorded plats, and field investigation at each area as to actual uses on-site.**

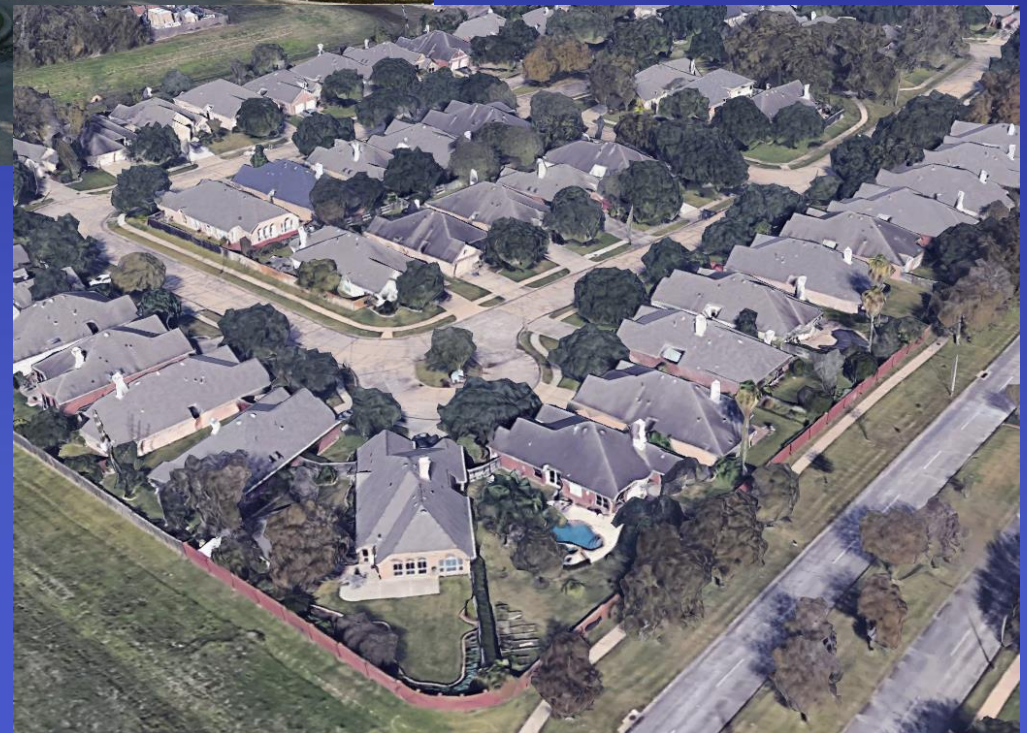
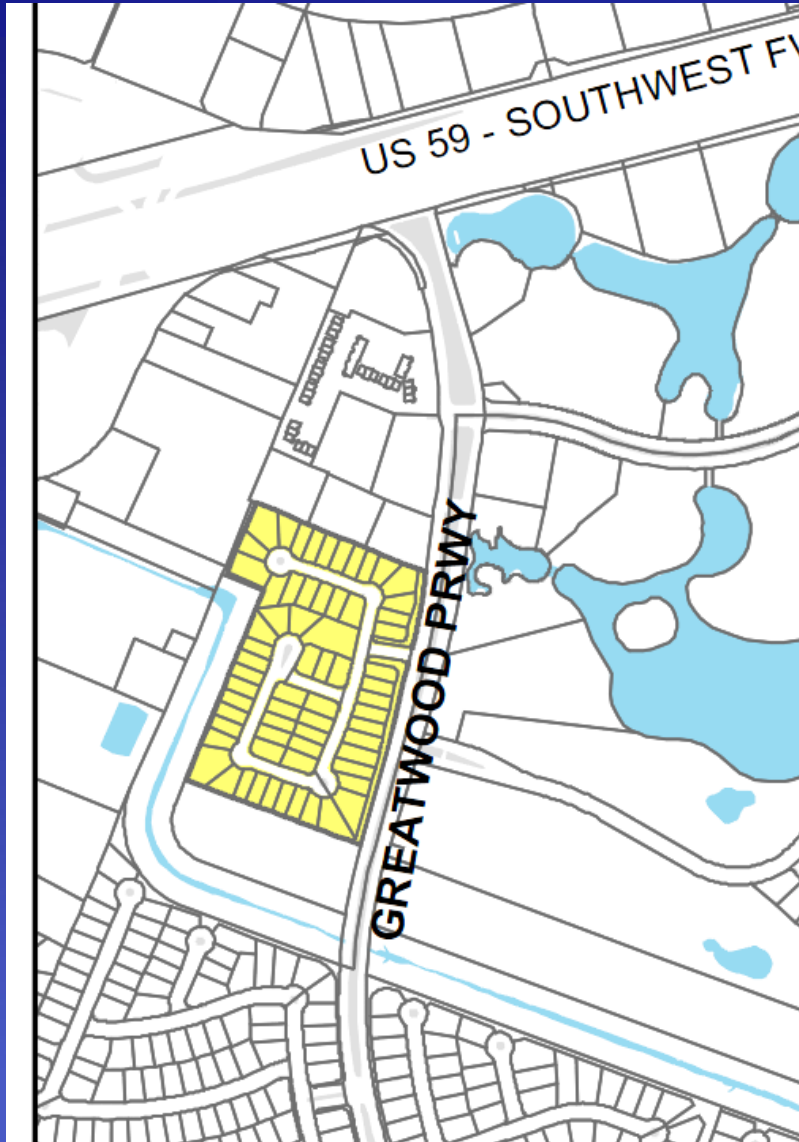
Zero Lot Line Single-Family Residential District (R-1Z)

- **Provides for the development of SF detached dwellings in areas where reduced area and setback requirements may be accommodated.**
- **Homes located on one side lot line to consolidate yard space and enhance privacy in exchange for an increase in lot coverage.**
- **Future development in these areas will be required to comply with the bulk regulations for the R-1Z zoning district.**

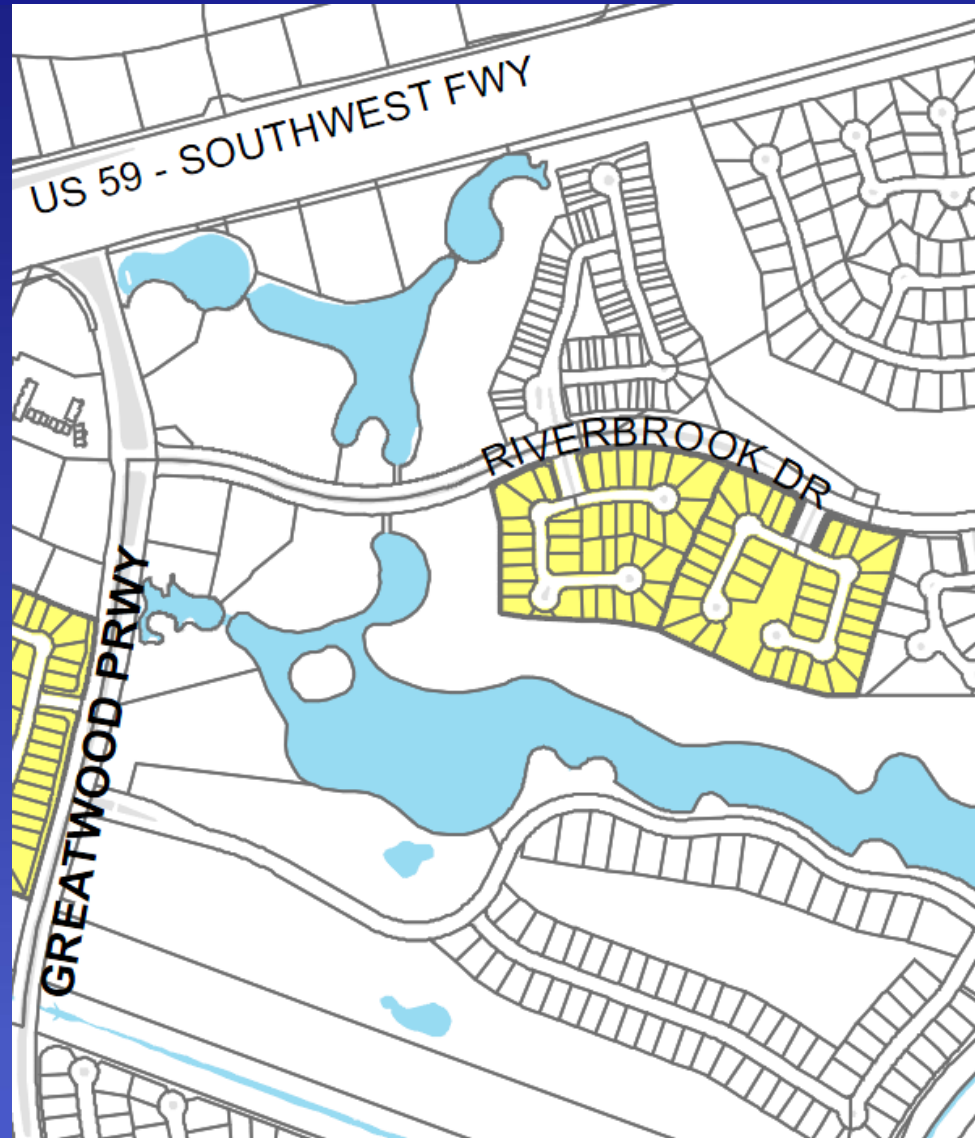
Planning & Zoning Commission Summary

- **October 9, 2018**
 - **Public Hearing & Discussion and Direction**
 - **No members of the public spoke**
- **October 25, 2018**
 - **Consideration and Action**
 - **Unanimous recommendation of approval as presented by staff**

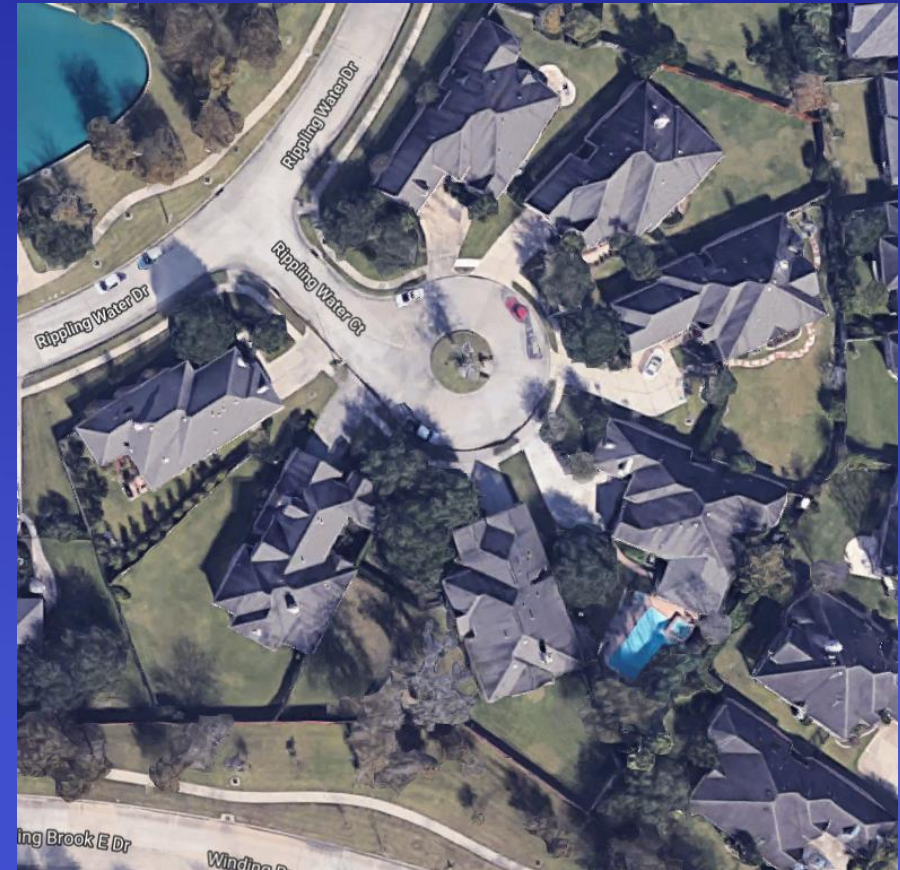
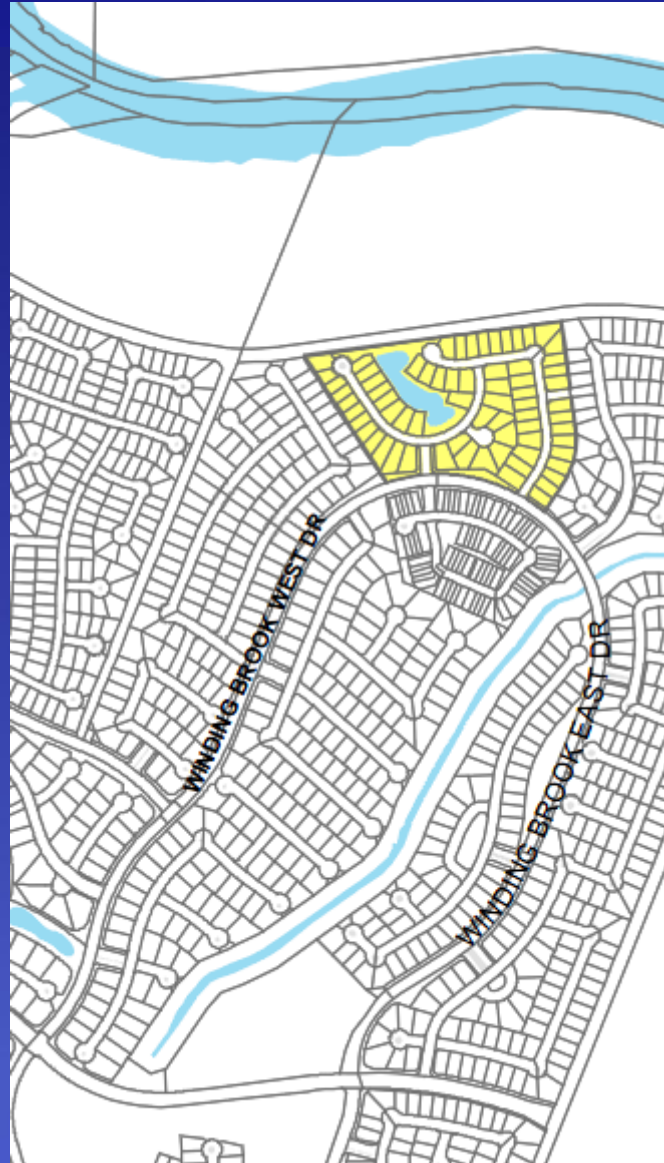
Area 1



Area 2



Area 3



Points for Consideration

- **State law does not allow annexation ordinances to assign permanent zoning at the time of annexation.**
- **The permanent zoning proposal is designed to match up the existing development with proper district regulations.**
- **The proposed to be in character with the existing development in the Greatwood residential areas.**
- **The proposal is not in conflict with the City's Comprehensive Plan**

Public Hearing

- **Notified property owners and adjacent property owners within 200-ft**
 - Detailed letters mailed along with PH notice
- **Notified the HOA**
- **Published notification in newspaper of general circulation**
- **Published notification on City website**
- **No inquiries received at this time since the P&Z Consideration & Action Meeting**

Recommendation

- **Staff recommends that the City Council hold a Public Hearing and approve the first reading of Ordinance No. 2148 for the permanent zoning of three areas in Greatwood for Zero Lot Line Single Family Residential (R-1Z) zoning totaling approximately 61 acres.**

Next Steps

- **Hold a Public Hearing**
- **1st Reading of Ordinance No. 2148**
- **2nd Reading of the Ordinance at future City Council Meeting**