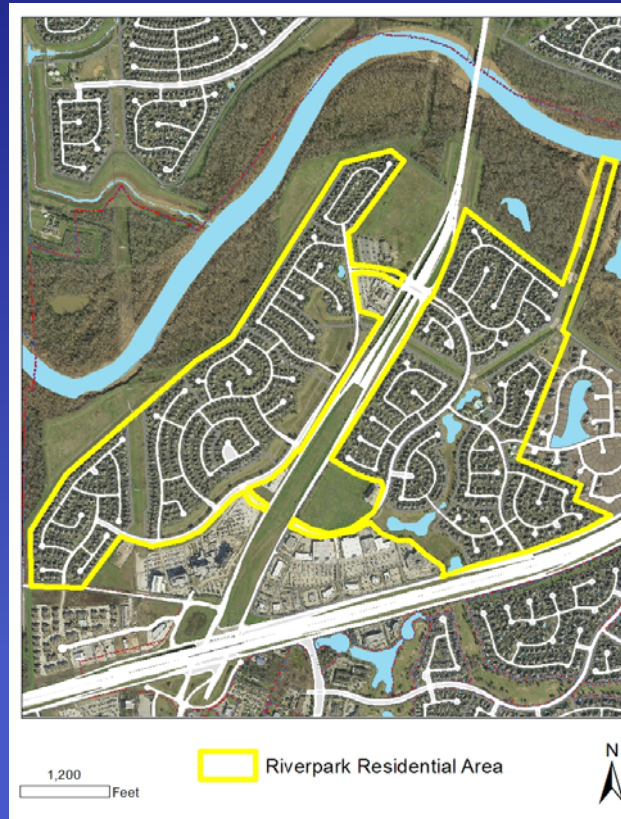


# Overview

- Riverpark Residential
- Annexed in 2009
- Subsequent work- Future Land Use Plan map for Riverpark area involving HOA reps. (2010-2012)
- Commercial areas- received permanent zoning (2013-2015)
- Residential areas need transition to perm. R-1



# Aerial Photograph



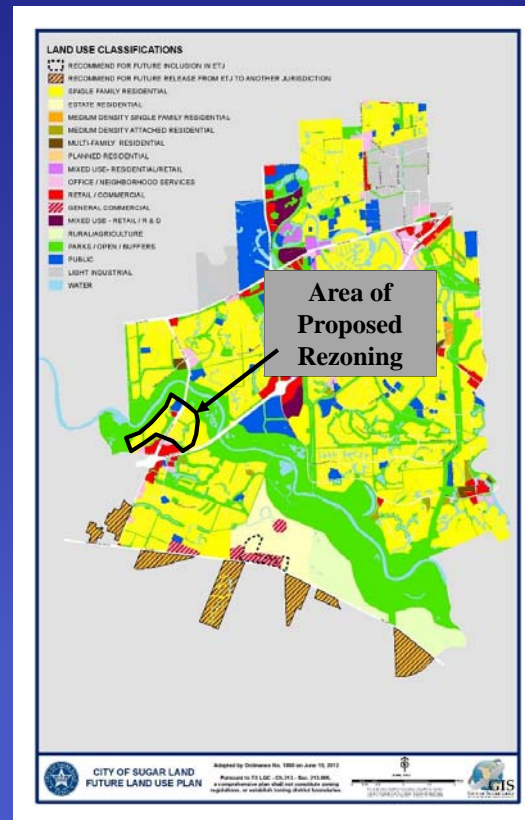
## **Proposed Rezoning**

- **Currently zoned Interim R-1 (R-1 I)**
- **Permanent zoning needed to remove interim zoning**
- **R-1 is the most suitable zoning district for the area**
- **Supported in the Comp. Plan's Future Land Use Plan**
- **Doesn't alter any existing res. development or platted lot dimensions**
- **Other single family with perm. R-1 already in place**
  - **Enclave at Riverpark (R-1 zoned 2013)**
  - **Enclave area was annexed separately from MUD 1**

## **P&Z Commission Overview**

- **Public Hearing and Consideration and Action held 12/12/17**
  - **No members of the public spoke**
  - **Unanimous recommendation of approval**

# Future Land Use Plan Map



## **Points for Consideration**

- **State law does not allow annexation ordinances to assign permanent zoning at the time of annexation (only lists interim zoning)**
- **Proposed R-1 zoning will match up the layout of original platting and recorded restrictions**
- **Will be in character with the existing development**
- **The Comprehensive Plan and Future Land Use Plan Map support the permanent R-1 zoning**

# Public Hearing

- **Notified property owners within 200-ft including Riverpark HOA**
- **Published notification in newspaper of general circulation**
- **Published notification on City website**
- **4 informational inquiries received from P&Z notification, 1 received with Council notification**

## **Next Steps & Recommendation**

- **Hold Public Hearing for approx. 425 acres of the Riverpark residential areas**
- **1<sup>st</sup> Reading of the Ordinance No. 2124**
- **2<sup>nd</sup> Reading of the Ordinance at future City Council Meeting**