

MEMORANDUM

DATE: April 22, 2022

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, City Manager

FROM: Jasmine Khammany, Senior Planner
Mark J. Bennett, Development Services Director

SUBJECT: Ordinance D2022 -14 1st Reading and Public Hearing - Zoning for 208 acres of land south of Lake Mabel Loop Road, east of Scenic Highway North, north of Masterpiece Road, and west of Tower Road
PID: 272914-000000-000502, 272914-000000-000513, 272914-000000-031030, 272914-000000-031040, 272914-000000-031010, 272914-860590-013300, 272914-860590-013201, 272914-860590-012900, 272914-000000-013030, 272914-000000-013020, 272914-000000-013010, 272914-000000-011000, 272914-860590-008100

Public Hearing – Notice Requirements have been met

SYNOPSIS: *Shelton T. Rice, authorized agent for owner, requests approval of City Commission to amend the Zoning Map on the above-mentioned parcels totaling approximately 208 acres of land.*

RECOMMENDATION

Approval at first reading, and adoption at second reading, following a public hearing to re-assign the following land use designation, as recommended by the Planning and Zoning Board at a regular meeting on February 22, 2022:

Current Zoning: Polk County A/RR

Proposed Zoning: R-1A

BACKGROUND

The subject properties are located north of Masterpiece Road, east of North Scenic Highway, and just opposite the Dinner Lake community.

In November of 2021, City Commission approved a Master Annexation Agreement which provides for the eventual annexation of the Gardinier property in its entirety within the next 20 years. The land owner subsequently petitioned to annex the first 208 acres; the annexation ordinance was adopted on March 15, 2022. The Planning Board, at a regular meeting on March 22, 2022, recommended approval to reassign land use and zoning designations for the approximate 208 acres.

Furthermore, on March 22, 2022, the 208 acres were presented to Planning Board for a Planned Development Project. The Planning Board recommended approval of the Residential Preliminary Subdivision Plat and a Special Exception Use Permit for a Mixed-Use PDP with waivers of strict compliance and conditions of approval. Approvals of a Preliminary Subdivision Plat and Special Exception Use Permit for a PDP will be contingent upon the approvals of the land use and zoning amendments.

A Zoning designation of R-1A is compatible with the surrounding area, as adjacent properties are zoned the same, and the property is surrounded by single family residential on the northern, western, and southern boundaries.

CODE REFERENCES AND REVIEW CRITERIA

The City Commission assigns Zoning designations by ordinances upon a recommendation from the Planning & Zoning Board.

FISCAL IMPACT

Re-assignment would enable the development of this property and the potential increase in property value.

ATTACHMENTS

Ordinance D2022-14 with Attachment A

Legal Descriptions – Valencia Hills

Utility Maps – Valencia Hills