

## MEMORANDUM

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**DATE:** March 16, 2021

**TO:** Honorable Mayor and City Commissioners

**VIA:** James Slaton, City Manager

**FROM:** Mark J. Bennett, Development Services Director  
Autumn Cochella, Development Services Manager

**SUBJECT:** Ordinance D2021-03 CPA Future Land Use Designation – K&M Groves  
Ordinance D2021-04 Zoning Designation – K&M Groves  
1<sup>st</sup> Reading and **Public Hearing**  
PID: 27-29-33-000000-011050; 27-29-34-000000-033040; 27-29-34-000000-033020

**SYNOPSIS:** *Ordinance D2021-03 proposes the assignment of LDR Low-Density Residential Future Land Use;*  
*Ordinance D2021-04 proposes the assignment of R-1D Single-Family Residential Zoning; of 16.96 acres located south of Mountain Lake Cut Off Road and west of Hwy 27*

### RECOMMENDATION

Staff recommends approval after 1<sup>st</sup> reading of Ordinances D2021-03 and D2021-04, following a public hearing. Public Hearing notice requirements have been met.

At a regular meeting on February 23, 2021, the Planning and Zoning Board made a unanimous recommendation of approval to City Commission for the zoning and land use designations.

### BACKGROUND

The property owner petitioned for the annexation of these two parcels in December 2020. The second reading of the annexation ordinance went before City Commission on January 19, 2021 and was unanimously approved. The applicant has proposed the development of a single-family residence subdivision.

The next step is to assign Future Land Use and Zoning to the property.

Recommended Land Use: LDR Low-Density Residential, finding that it is in keeping with the surrounding land uses and will be consistent with the Comprehensive Plan.

Recommended Zoning: R-1D Single-Family Residential, finding that it is in keeping with the surrounding area and that it is compatible with the proposed land use designation.

The City Commission assigns Future Land Use and Zoning designations by ordinance upon a recommendation from the Planning & Zoning Board. The adopted Future Land Use ordinance is transmitted to the state's Department of Economic Opportunity (DEO) for review. The DEO reviews the designations as appropriate with reference to the City's Comprehensive Plan.

### **OTHER OPTIONS**

None.

### **FISCAL IMPACT**

Assigning Zoning and Land Use to the property enables the future development of the property and a potential increase in the property value.

### **ATTACHMENTS**

Ordinance D2021-03 with Attachment A  
Ordinance D2021-04 with Attachment A