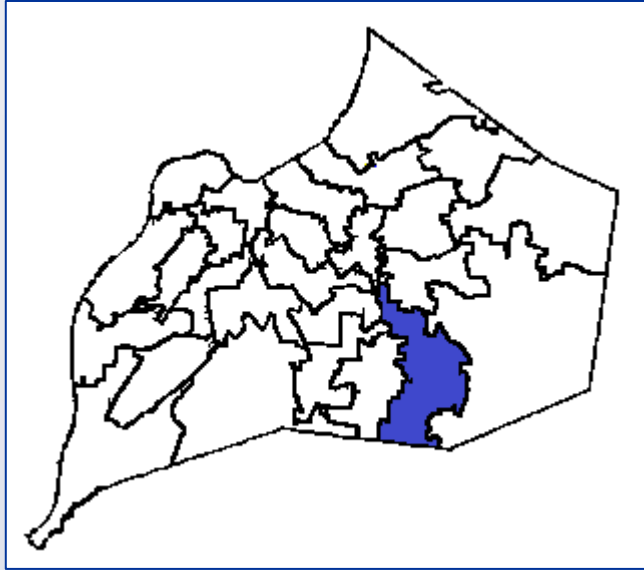
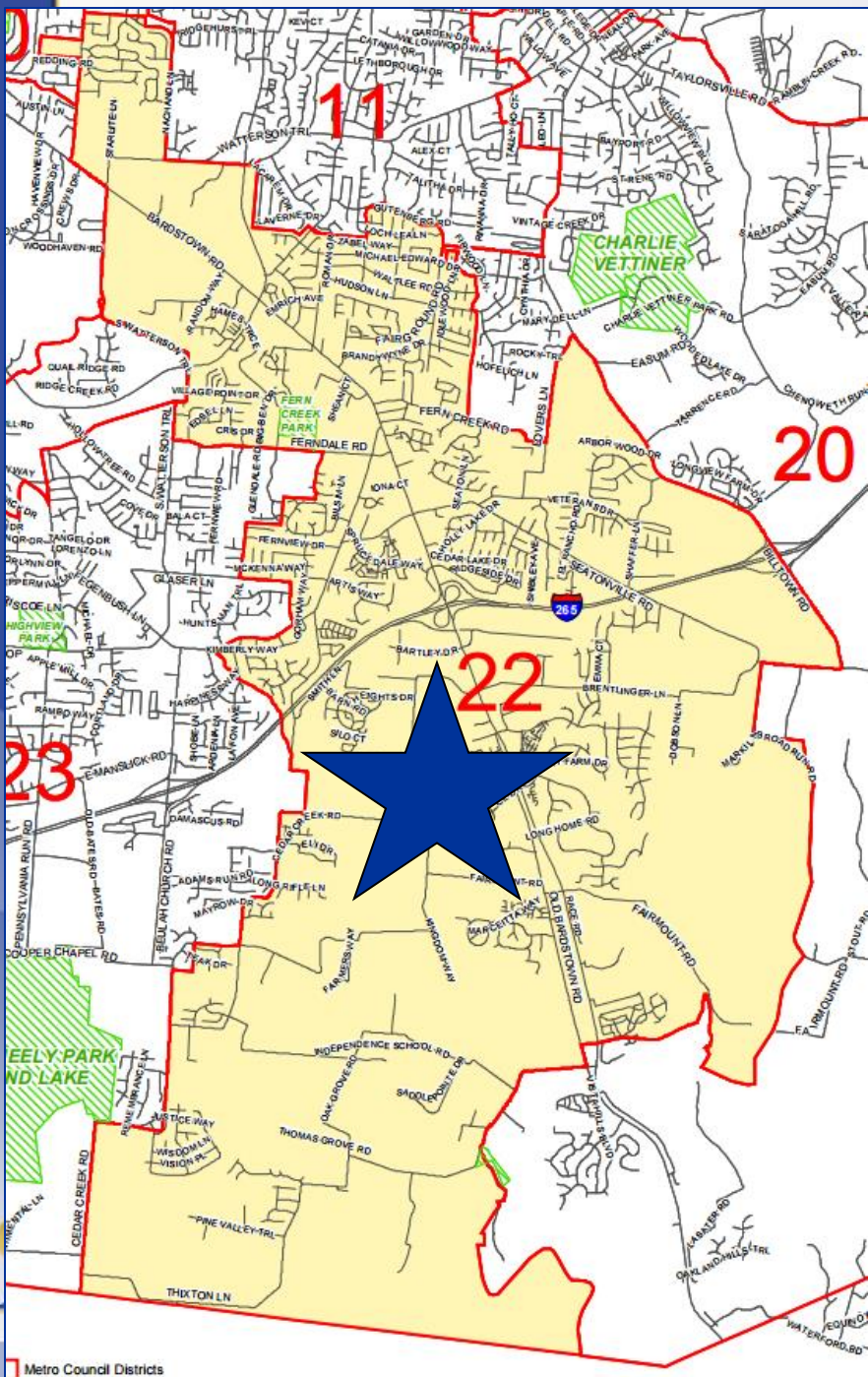


20-ZONE-0092 CEDAR RIDGE



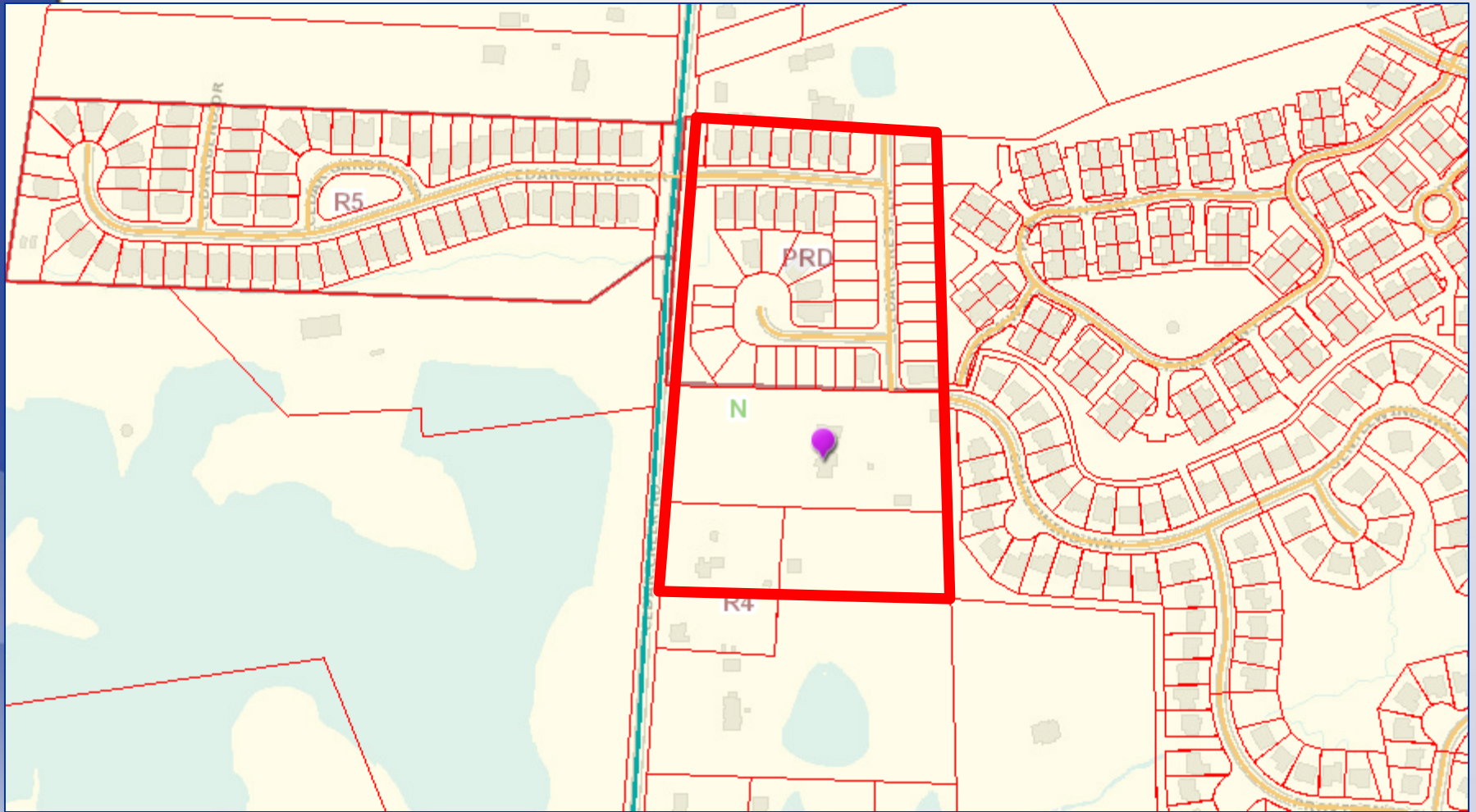
Planning & Zoning Committee
March 2, 2021



8203 & 8211 Cedar Creek Road
 Parcel 065700830000
 District 22 - Robin Engel



Existing: Residential
Proposed: Residential



Existing: PRD & R-4/N
Proposed: PRD/N

Requests

- Zoning change from R-4 Residential to PRD Planned Residential District on approximately 8.5 acre portion of the site
- Waiver from 7.3.30.E to allow rear yards to overlap more than 15 percent with drainage easements
- Abandonment of existing Binding Elements/Conditions of Approval for Section 1
- Detailed District Development Plan/Preliminary Major Subdivision with Binding Elements

Case Summary

- Three contiguous lots to comprise Section 2 (existing residences to be preserved)
- Section 1 is mostly built out
- 90 total lots

Proposed Plan



Public Meetings

- Neighborhood Meeting held 9/10/2020
- LD&T meeting on 12/10/2020
- Planning Commission public hearing on 2/4/2021
 - No one spoke in opposition (one person spoke as other).
 - Motion to recommend approval of the change in zoning from R-4 to PRD passed by a vote of 10-0.