

## Legislation Details (With Text)

<b>File #:</b>	2017-0997	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Sworn	<b>Status:</b>	Passed
<b>File created:</b>	2/22/2017	<b>In control:</b>	City Council - Regular Session
<b>On agenda:</b>	3/16/2017	<b>Final action:</b>	3/16/2017
<b>Title:</b>	PUBLIC HEARING - Appl. #PL2017-005 - REZONING from CP-2 to R-1 - approximately 16 acres located at the southeast corner of SW Raintree Dr and SW Raintree Pkwy for the proposed Creekside at Raintree; Landrock Development, LLC, applicant		
<b>Sponsors:</b>	Planning and Special Projects		
<b>Indexes:</b>			
<b>Code sections:</b>			

**Attachments:** 1. PC Minutes, 2. Staff Letter, 3. Rezoning Exhibit, 4. Single-family Compatibility Table, 5. Location Map

Date	Ver.	Action By	Action	Result
3/16/2017	1	City Council - Regular Session	approved	Pass
2/28/2017	1	Planning Commission	recommended for approval	Pass

**PUBLIC HEARING - Appl. #PL2017-005 - REZONING from CP-2 to R-1 - approximately 16 acres located at the southeast corner of SW Raintree Dr and SW Raintree Pkwy for the proposed Creekside at Raintree; Landrock Development, LLC, applicant**

### Issue/Request:

The applicant proposes to rezone 15.7 acres located at the southeast corner of SW Raintree Dr and SW Raintree Pkwy from CP-2 (Planned Community Commercial) to R-1 (Single-family Residential) for a proposed 31-lot single-family residential subdivision to be known as Creekside at Raintree. The proposed subdivision is compatible with adjacent subdivisions.

- 31 lots and 6 common area tracts on 15.7 acres
- 2.0 units per acre, including common area
- 2.7 units per acre, excluding common area

### Proposed City Council Motion:

I move to direct staff to present an ordinance approving Appl. #PL2017-005 - REZONING from CP-2 to R-1 - approximately 16 acres located at the southeast corner of SW Raintree Dr and SW Raintree Pkwy for the proposed Creekside at Raintree; Landrock Development, LLC, applicant.

Recommendation: Staff recommends **APPROVAL** of the rezoning.

### Committee Recommendation:

**PLANNING COMMISSION ACTION:** On motion of Mr. Delibero and seconded by Mr. Lopez, the Planning Commission voted unanimously by voice vote on February 28, 2017, to recommend **APPROVAL** of **Appl. #PL2017-005 - REZONING from CP-2 to R-1 - approximately 16 acres located at the southeast corner of SW Raintree Dr and SW Raintree Pkwy for the proposed Creekside at Raintree; Landrock Development, LLC,**

applicant, subject to staff's letter, dated February 24, 2017.