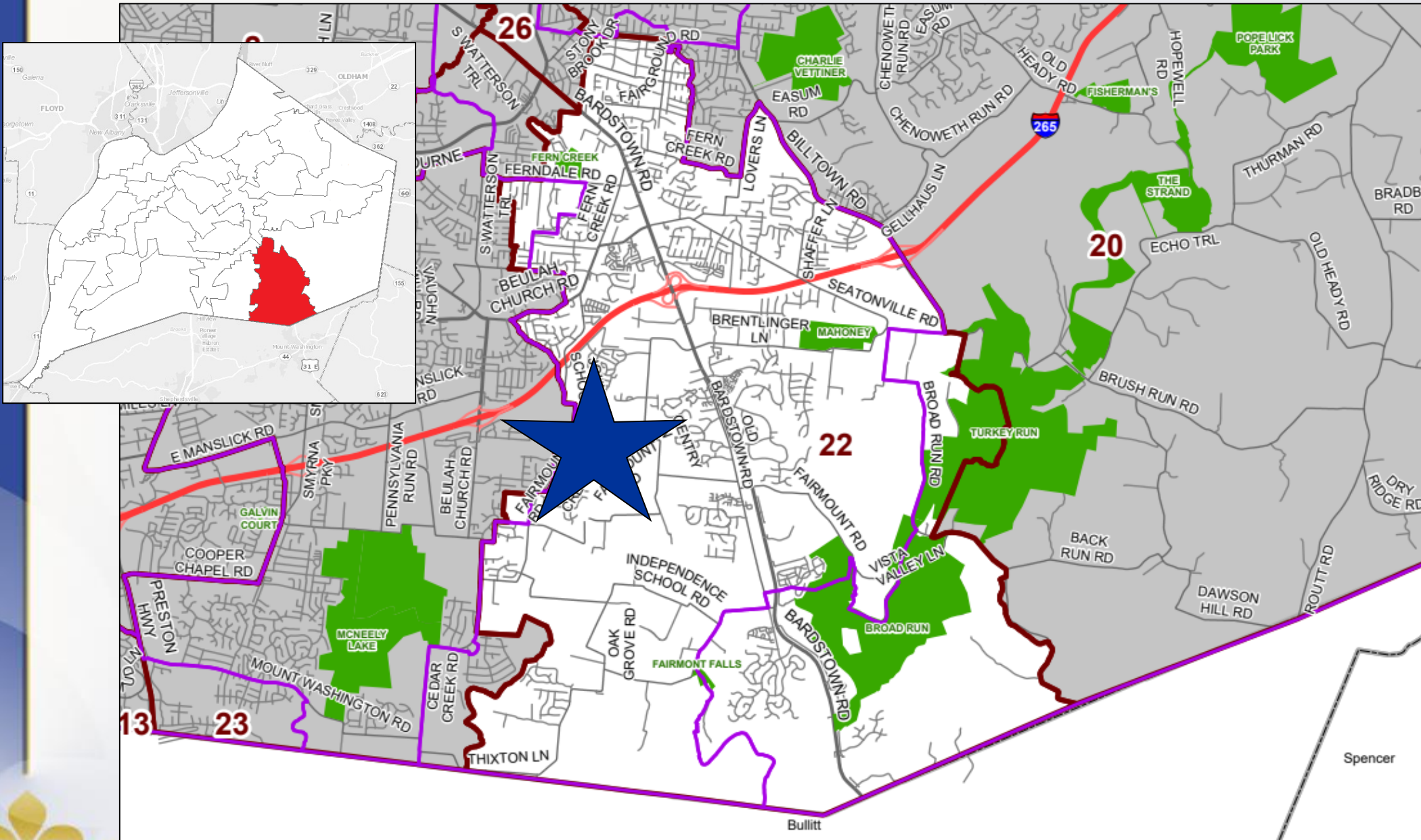


**22-ZONE-0149**

**PULTE CEDAR CREEK ROAD SUB**



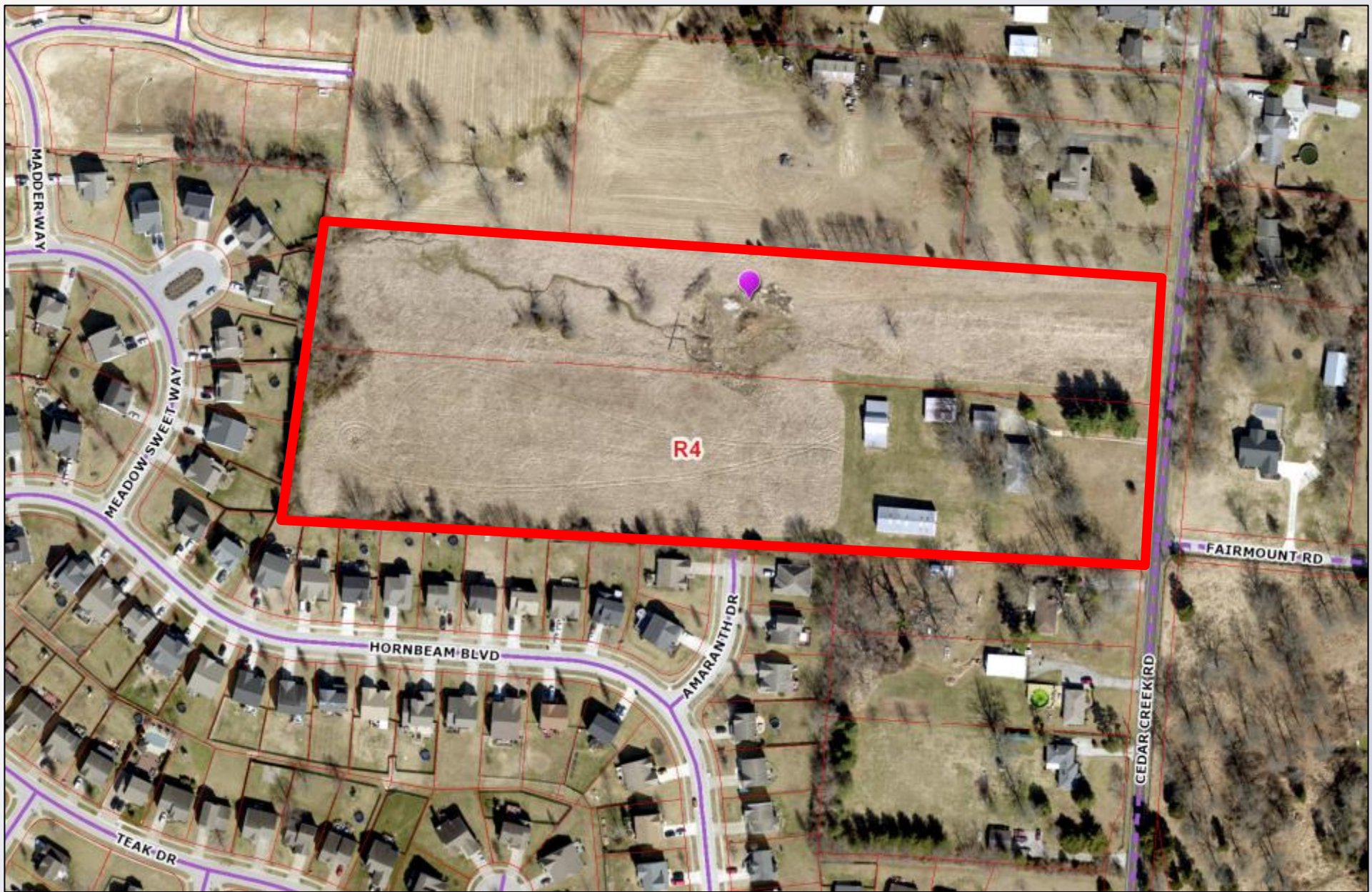
**Planning & Zoning Committee**  
**April 18, 2023**



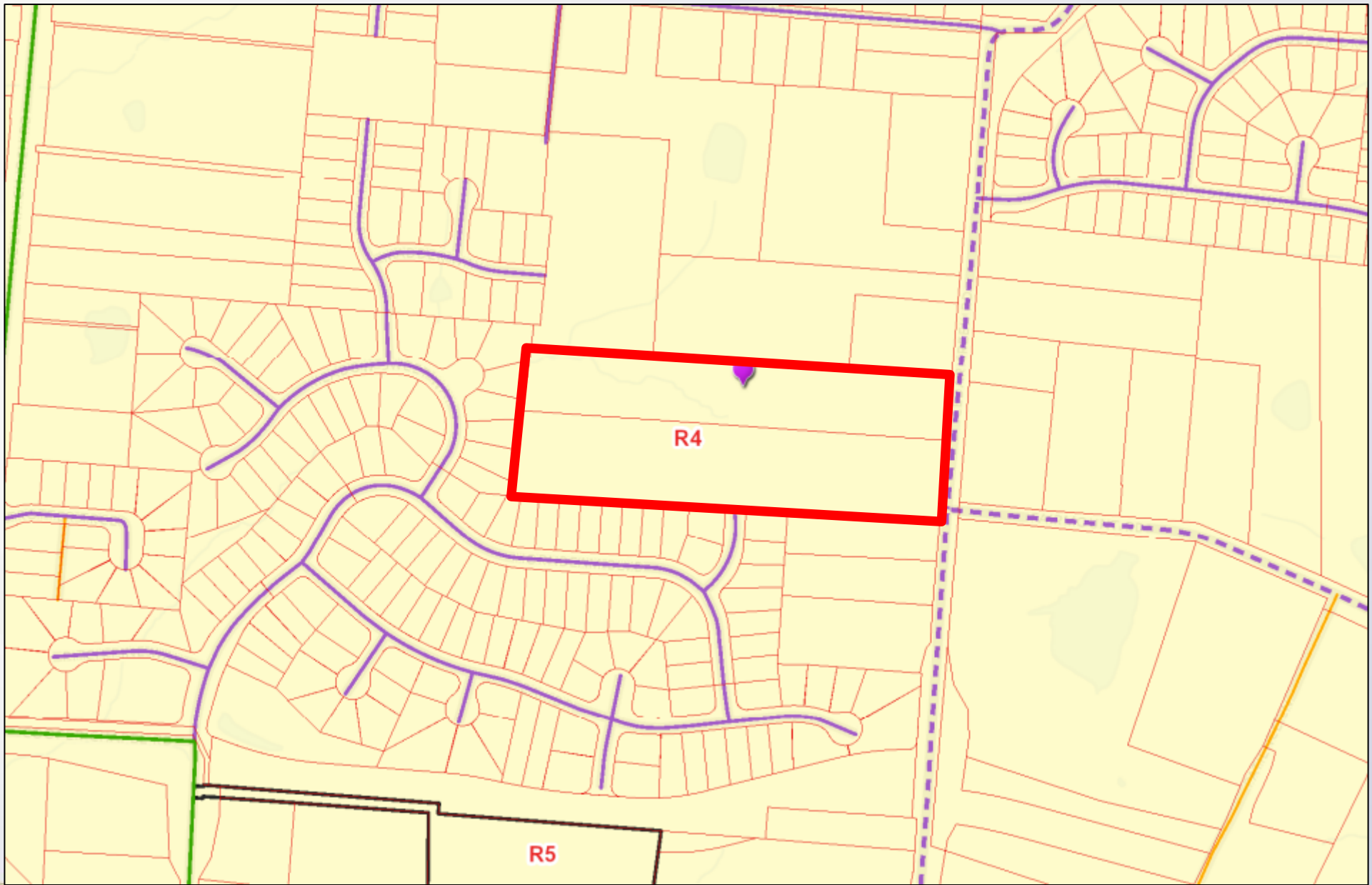
9220 & 9224 Cedar Creek Road  
District 22 - Robin Engel

22-ZONE-0149









# Requests

- **Change in Zoning** from R-4 Single Family Residential to R-5 Single Family Residential
- **Waiver** from 7.3.30.E to permit rear yards to overlap drainage easements by more than 15% (22-WAIVER-0223)
- **Major Preliminary Subdivision** (22-MSUB-0012)
- **Detailed District Development Plan with Binding Elements**

# Case Summary

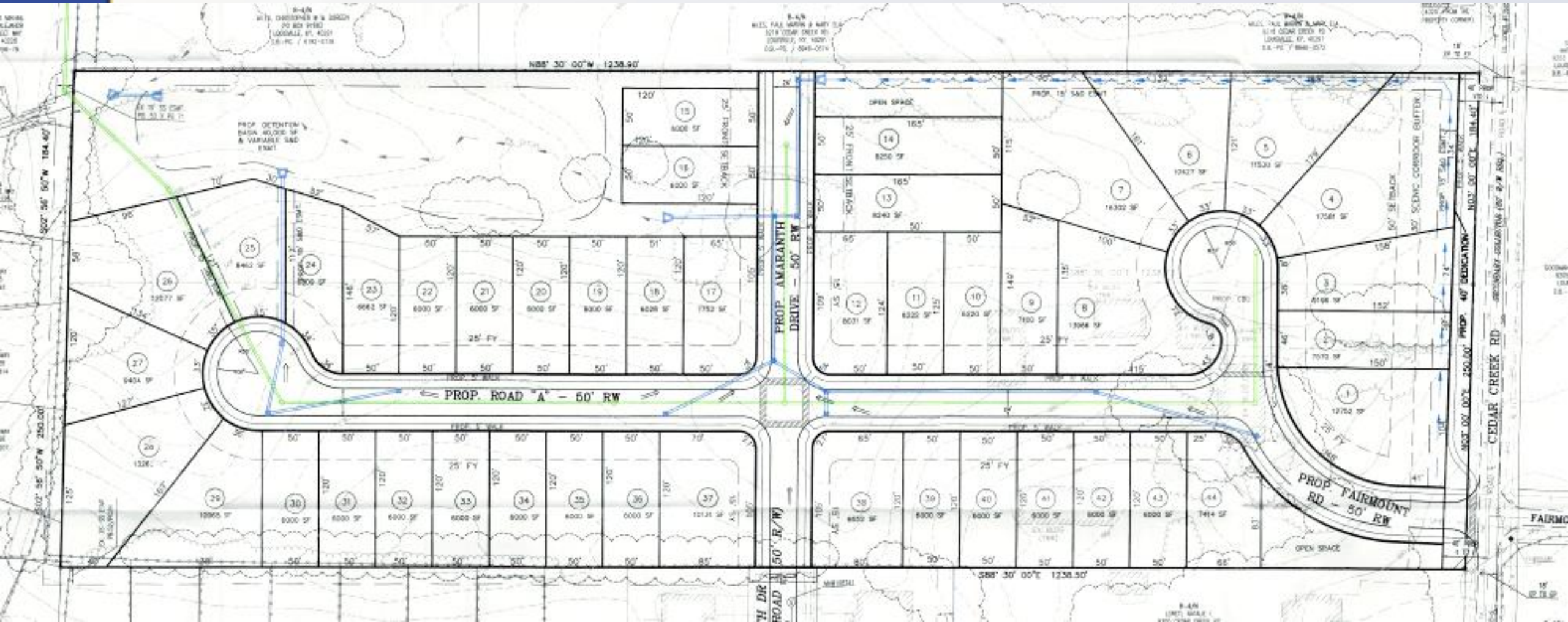
- Currently developed with single-family residence - not to be preserved
- Proposed 44-lot single-family subdivision

# Neighborhood/Small Area Plan

- Fern Creek Small Area Plan - Quadrant 3 (Southwestern Quadrant)
- Within the Preservation Strategy Area where rural, agricultural character should be preserved

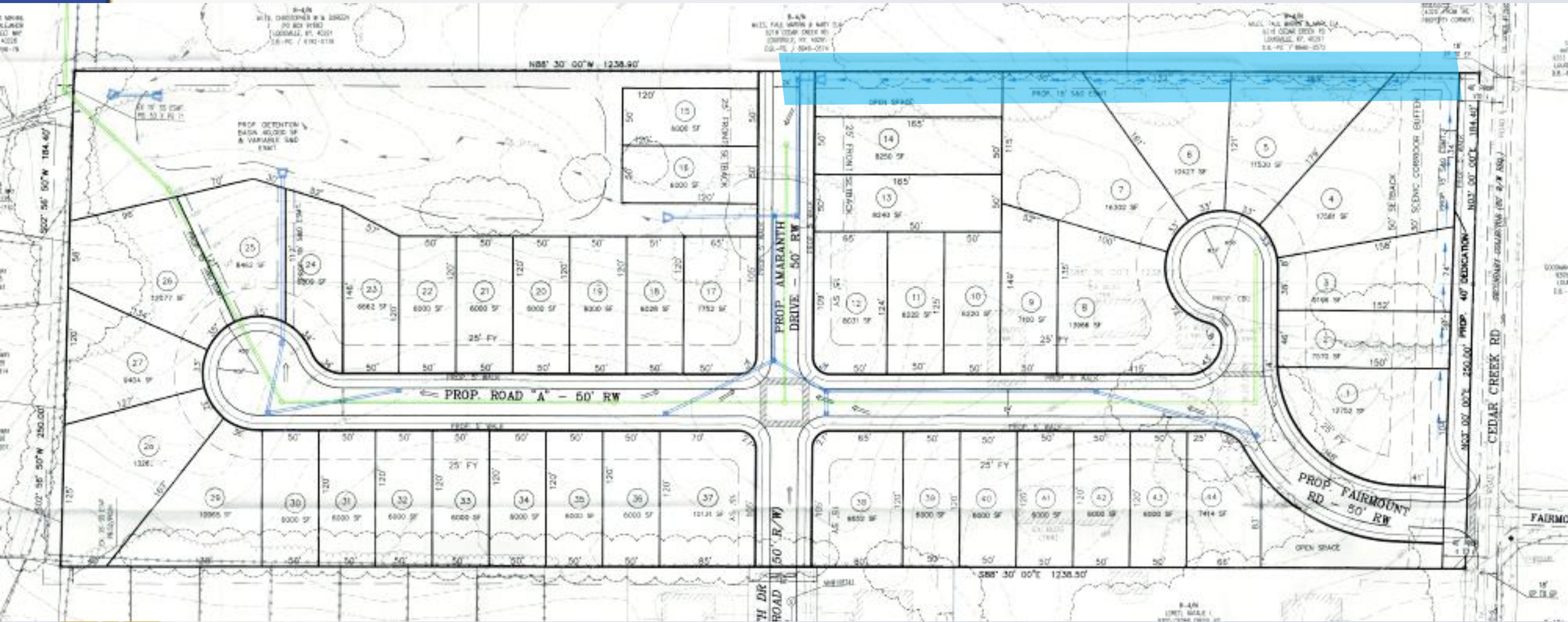


# Applicant's Development Plan





# Waiver





# Site Photos-Subject Property





# Site Photos-Subject Property





# Public Meetings

- Neighborhood Meeting on 10/4/2022
- LD&T meeting on 1/26/2023
- Planning Commission public hearing on 3/2/2023
  - One person spoke in opposition.
  - Motion to approve the change in zoning from R-4 to R-5 passed by a vote of 7-0-1.