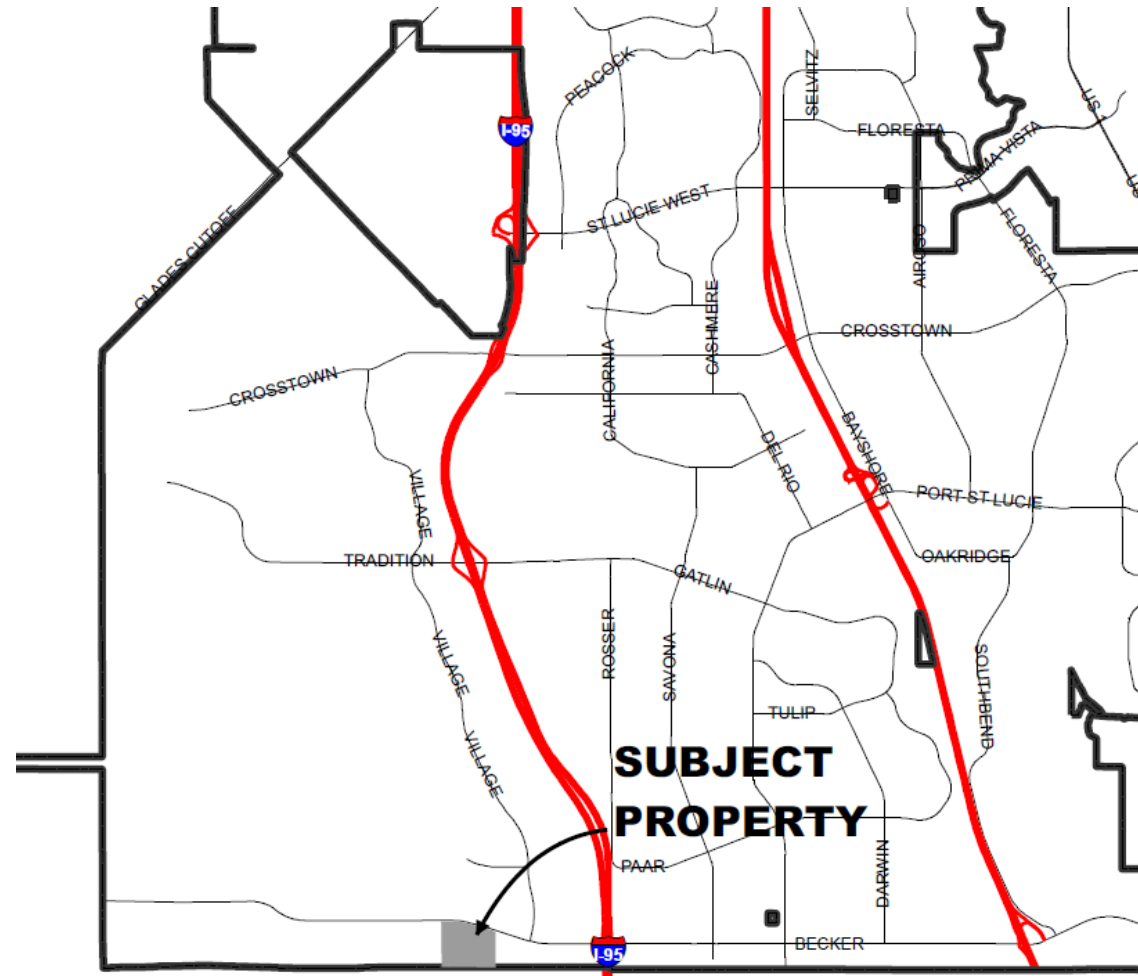


GHO HOMES AT SOUTHERN GROVE

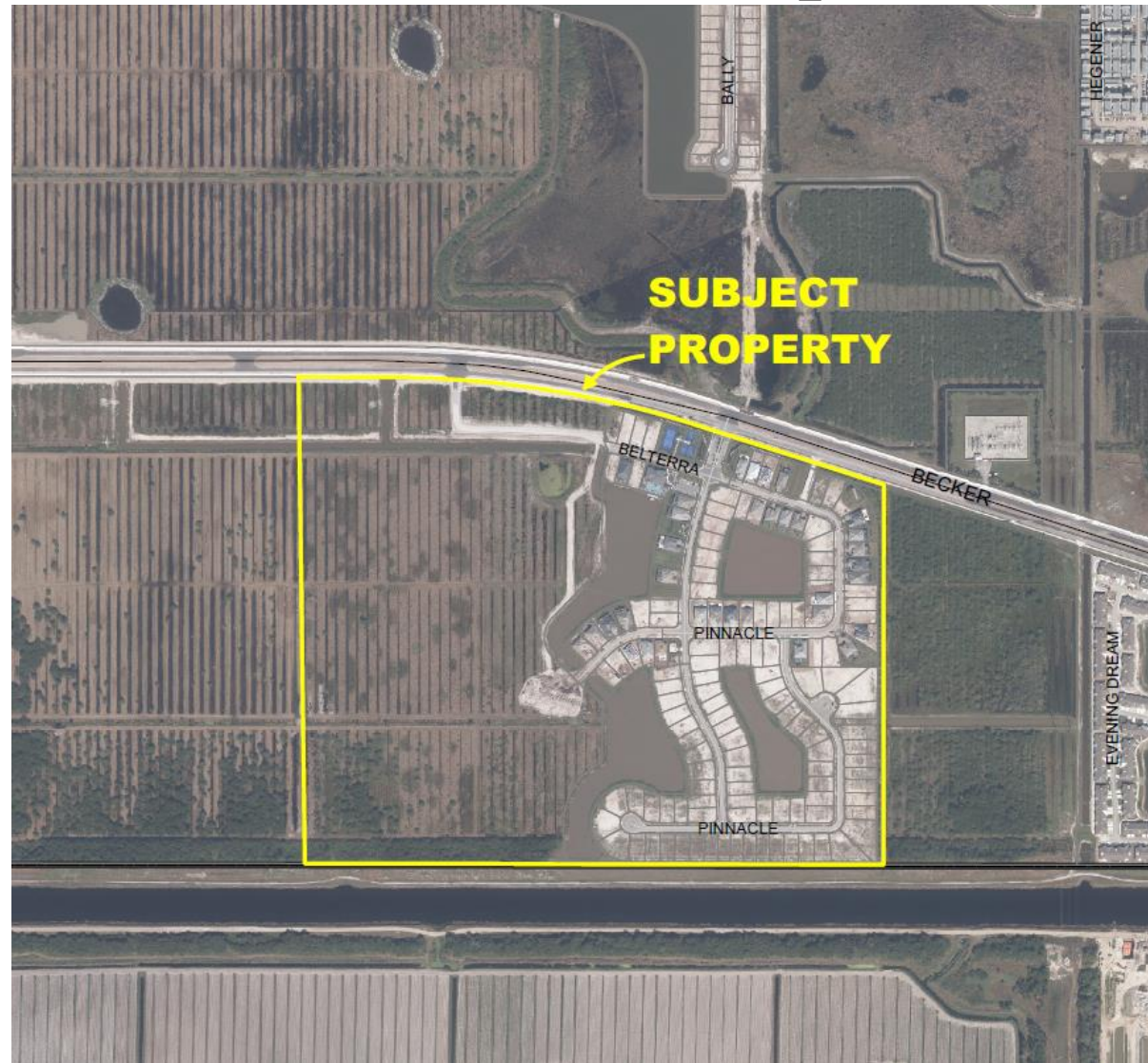
MPUD Amendment Application
(P24-183)

Planning and Zoning Board Meetings – May 6, 2025

Location Map



Aerial Map



Proposed Project

An application to update the MPUD and concept plan to change the labeled emergency ingress/egress location to a buildable single family lot. This will bring the total number of permitted lots of the MPUD from 300 to 301.

The Belterra Phase 1 Plat 2 was originally platted with a temporary emergency access because the project only provided a single entrance. As the Belterra Phase 2 Plat has been approved with a full secondary entrance the emergency access is no longer required by code.

Other updates consist of property owner information being brought current.

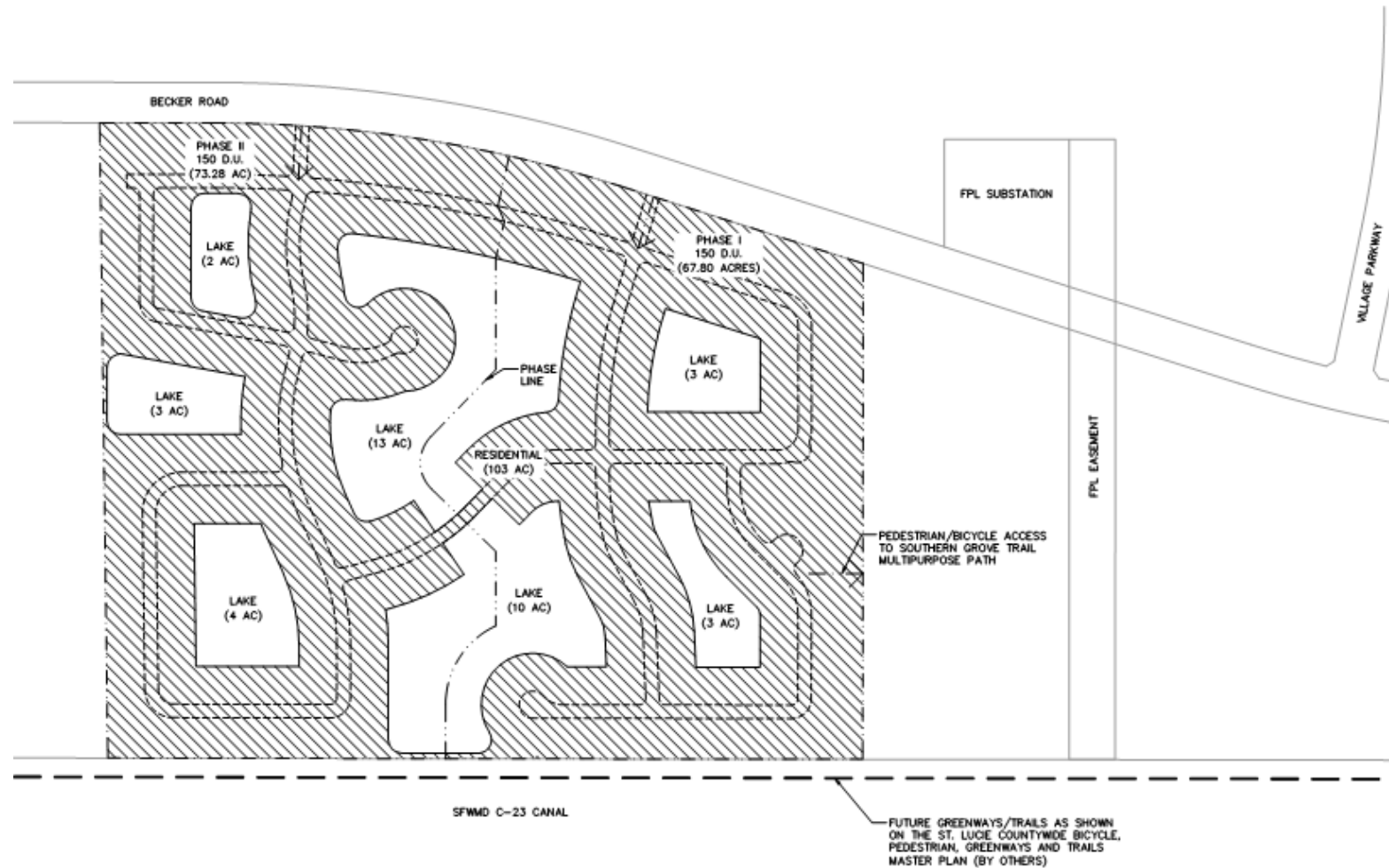


Proposed Update

1. Revised owner's information – Pages 1 & 4
2. Updated owner's information – Page 6 & 7
3. List of exhibits on Page 3 & update introduction on Page 5
4. Updated owner's information on Exhibit 1A - Page 9
5. Revised Exhibit 2 item 7– Page 10
6. Revised Exhibit 3 – Page 11
7. Updated lot distribution information Exhibit 5 – Page 15
8. Updated lot distribution on Exhibits 8 & 9 – Pages 22 & 24
9. Updated dates on Exhibits 11 & 12 – Pages 26 - 27
10. Updated Exhibit 12 and removed Mattamy authorization letter
11. Added Exhibit 8A to the list – Page 23



Proposed MPUD Concept Plan



[illegible]

Impacts and Findings

The proposed MPUD is consistent with Figure 1-4 and Policy 1.2.2.7, regarding Mixed-Use Areas, and Policy 1.2.3.4, regarding the provision of pedestrian/bicycle paths to interconnect residential and non-residential areas, of the City's Comprehensive Plan.



Recommendation

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council
- Motion to table

