

## Elk Ridge Planning Commission - 12/04/2025

### **Zone Change - R&L-1-20000 to R-1-15000**

**Date:** December 4, 2025

**To:** Planning Commission

#### **I. Background**

On 08/10/2021 was granted, by the city council, a zone change for the property encompassing The Highlands at Elk Ridge Phase II, but this approval was contingent on final plat approval of Phase II. The plat has lapsed canceling the zone change and requiring a new application. A new preliminary plan has been submitted phase II but much work is needed before it is ready for preliminary plan approval.

#### **II. Item Before Planning Commission - Zone Change - R&L-1-20000 to R-1-15000**

The applicant has submitted for a zone change from R&L-1 - 20000 to R-1-15000 for the area to be platted for The Highlands at Elk Ridge Phase II.

#### **III. Considerations for Planning Commission**

1. Numerous items from phase I have not been completed (deeding open space to the city, improvements to open space, waterline redundancy, etc.) as well as items on the proposed phase II (trail, road connectivity, slope analysis). Staff outlined these issues in a staff report to the applicant on October 7, 2025 requesting that these items be addressed before moving forward to the planning commission.
2. There are concerns that the applicant does not own the land for The Highlands at Elk Ridge Phase II. Some agreement in writing by the land owner should be supplied to the city by the owner giving approval for the zone change.
3. Does the commission still see R-1-15000 as the correct zoning for this land? Adjacent residential land to the west is R-1-15000 and to the north is R&L-1-20000. Should a zone change occur when the city has not received assurances that amenities such as the trail size and location, road connectivity, open space improvements, waterline redundancy, etc. are better secured?

#### **IV. Staff Recommendation**

Staff recommends that the planning commission table this request until the property owner agrees in writing to the change and that the items addressed by staff in phases I and II are resolved.