



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 621 Pioneer Road

**Application Type:** Zoning Map Amendment and Preliminary and Final Plat

**Legistar File ID #** [65512](#) and [64918](#)

**Requested Action:** Approval of a request to rezone land generally addressed as 621 Pioneer Road from Temporary A (Agricultural District) to TR-C3 (Traditional Residential–Consistent 3 District); and approval of the preliminary plat and final plat of *Fox Knoll*, creating 39 lots for single-family detached residences and four outlots to be dedicated to the public for stormwater management.

**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted

## Addendum

The recommended conditions of approval from the Parks Division in the original staff report included an omission and a typo. To correct the recommended condition (#49), please see the following Parks Division conditions, which should replace those contained in the main staff report:

**Parks Division** (Contact Ann Freiwald, 243-2848)

49. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2)) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference project ID 21009 when contacting ~~contacting~~ Parks Division staff about this project.
50. Prior to sign off on the final plat the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the Park Impact Fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.
51. The following note should be included on the subdivision: “Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.” The Parks Division shall be required to sign off on this plat.