



MEMORANDUM

FROM: Nicole Tremblay, Senior Planner
DEPT: Planning and Zoning
TO: Kelly Michaels, City Clerk
DATE: November 18, 2025
RE: Transmittal of Petition for Council Action –
Advenir Knights Trail Text Amendment Petition No. 25-57RZ
SUBJECT: Transmittal of Petition for Council Action 25-57AM

On November 18, 2025, the Planning Commission, made the following motion for the subject petition:

Petition No. 25-57AM

The following motion was **APPROVED** by a vote of 7-0:

Based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, and **RECOMMENDS APPROVAL TO CITY COUNCIL OF TEXT AMENDMENT PETITION NO. 25-57AM**, with corrections as noted during the meeting.

The corrections are as follows:

- Adding “minimum” after each of the new setback requirements
- Adding “maximum” after each of the new lot coverage requirements

To continue the processing of the petition, please complete the following:

- Schedule the public hearings before City Council, and provide our office with the legal advertisement when sent to the Gondolier so that we may prepare the notification sign and post on the property 15 days prior, per public notice requirements.
- Legistar file CC 25-57AM has been created with the following attachments. Please reformat as needed for City Council:
 1. Staff Memo
 2. Application
 3. Table 2.3.11 Knights Trail – strikethrough underline version PC
 4. Table 2.3.11 Knights Trail – clean version PC
 5. Table 2.3.11 Knights Trail – strikethrough underline version CC
 6. Table 2.3.11 Knights Trail – clean version CC

The Planning and Zoning Department may receive additional written correspondence on this petition, which will be forwarded to your office.

Yes N/A

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | City Attorney Reviewed/Approval |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Risk Management Review |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Finance Department Review/Approval |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Funds Availability (account number): Click or tap here to enter text. |

Attachments: Mailing Notification List & Registered Neighborhoods List
 Ad/Location Map
 Legal Description

Cc: Petition No. 25-57AM