

MEMORANDUM

Business Item A

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & consideration of Resolution 2026-004 Making a Recommendation to the Town Board of Supervisors regarding a Rezoning Application submitted by Stephen & Anna Seljan, requesting approval to re-zone a portion of Tax ID #006-0502-05 (adjacent to Moser Ln & Grandview Rd). The application is to re-zone approximately 0.23 acres of proposed Lot 1 from R-3 (Two-Family Residential District) to R-2 (Suburban Residential District).

Please see the comments below from Code Administrator Kamke:

This rezone request is to change the zoning of +/-0.23 acres of land from R-3 Suburban Two-Family Residential District to R-2 Suburban Residential District. This land is on parcel 006-050205, and is requested in advance of the certified survey map review next on the agenda. The land petitioned for rezone would be added to the existing 0.52 acre Lot 1 of Larsen Heights subdivision, being parcel 006-1184.

The Future Land Use map within the Town of Clayton Comprehensive Plan categorizes the area under this rezone request as Residential – Single and Duplex, and identifies this area as within the Tier 1a Hamlet. This request is therefore consistent with the Comprehensive Plan Future Land Use map and the desire for prioritizing residential development within the Tier 1 areas of the Town. The zoning of these lands are consistent with the surrounding zoning and uses, and will not create an illegal “spot zone” situation.

It is recommended that the Town Plan Commission recommend approval of this rezone request for Town Board adoption. Whichever recommendation this rezone request receives, the survey request should receive the same recommendation. Doing one without the other creates difficulties in administering and enforcing the Zoning Ordinance for the Town of Clayton.

SUGGESTED MOTION(S):

Motion to recommend approval of the re-zoning application submitted by Stephen & Anna Seljan with Resolution 2026-004.

Respectfully Submitted,
Kelsey