CITY OF EDGEWOOD

FOUNDED 1924

Date: June 5, 2023
To: Planning and Zoning Board
From: Ellen Hardgrove, City Planning Consultant
XC: Sandy Riffle, City Clerk
Brett Sollazzo, Administrative & Permitting Manager
Drew Smith, City Attorney
Re: County to City Rezonings: R1A to R1A-CA

This agenda item is the continuation of the City's effort to rezone previously annexed areas of the City where the County zoning has remained after annexation to a City zoning district. Per Code Section 134-172, all territory that was annexed into the City is considered to be zoned in the same manner as existed when under the County zoning classification unless such classification is affirmatively changed by the City. This is a city-sponsored rezoning; staff recommends approval.

The area to be rezoned from County R1A to City R1A-CA is the part of the Oak Cove subdivision outlined in Exhibit 1. This area was annexed into Edgewood in 1986.

Exhibit 1

As shown in Exhibit 2, the site development standards of the proposed City zoning district, R1A-CA, are identical to the County's district, with the exception that the City's district establishes a maximum impervious surface; i.e., the amount of land that can be covered with buildings and pavement. (Note: 50% of the water surface in a pool is assumed to count as impervious). The County's district does not have an impervious surface maximum. Preliminary review of all these lots showed the development on each lot was within the 45% limit.

Exhibit 2: Site Standards Comparison Proposed R1A-CA and Existing County R1A

		County R1A	R1A-City Annexed (CA)
Minimum Lot Area		7,500 square feet	7,500 square feet
Minimum Living Area		1,200 square feet	1,200 square feet
Minimum Lot Width		75 feet	75 feet
Minimum Building Setback			
	Front	25 feet	25 feet
	Rear	30 feet	30 feet
	Side	7.5 feet	7.5 feet
Maximum Height		35 feet	35 feet
Maximum Impervious Surface		n/a	45%**
Minimum Private Open Space*		40%	40%

*Includes the required front, rear and side yards (excluding paved driveways) and recreational structures such as, but not limited to, pools, tennis courts and porches.

**50% of the water surface in a pool is assumed to count as pervious.

END