

Date: June 5, 2023

To: Planning and Zoning Board

From: Ellen Hardgrove, City Planning Consultant

XC: Sandy Riffle, City Clerk

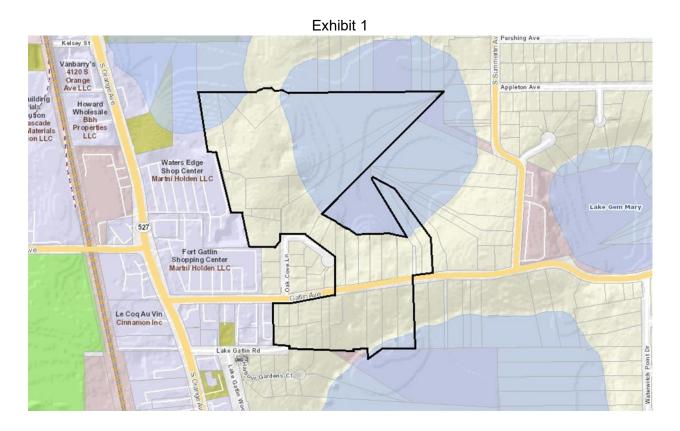
Brett Sollazzo, Administrative & Permitting Manager

Drew Smith, City Attorney

Re: County to City Rezonings: R1AA to R1AA-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 R1AA to City R1AA-CA is outlined in Exhibit 1.



As shown in Exhibit 2, the site development standards of the proposed City zoning district, R1AA-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.

Exhibit 2: Standards Comparison County R1AA and Proposed City R1AA-CA

	R1AA-County	City R1AA-CA
Minimum Lot Area	10,000 square feet	10,000 square feet
Minimum Living Area	1,200 square feet	1,200 square feet
Minimum Lot Width	85 feet	85 feet
Minimum Building Setback		
Front Yard	30 feet	30 feet
Rear Yard	35 feet	35 feet
Side Yard	7.5 feet	7.5 feet
Maximum Height	35 feet	35 feet
Maximum Impervious Surface*	n/a	45%
Private Recreation Area**	40%	40%

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

Preliminary review of all these lots showed the development on the lots is within the 45% limit, except for two where the existing development is likely more than the 45% limit. These are 404 Gatlin Drive (Campos Rosa Lilliana 12-23-29-7312-00-170) and 500 Gatlin Drive (Smith Ryan C and 13-23-29-8916-00-020). The existing development on these lots will be categorized as legal nonconforming. Additional impervious surface on these properties would require a variance from the ISR limit. (To note: both these lots have other existing nonconforming characteristics.)

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404 Gatlin

^{**}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.



END