

**Staff Report**

**Subject:** Rezoning (Second District)  
**Author:** Katie Dunnigan, Zoning Manager  
**Department:** Development Services  
**Meeting Date:** August 1, 2023  
**Item Description:** **Lennon Godoy** as Agent for **Adolfo Mitchell** request to **rezone** 1 acre from **R-1** to **AR-2** to allow for the placement of a mobile home. Located off Goshen Road. **[Map# 434 Parcel# 7]**

**Summary Recommendation**

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1 acre from **R-1** to **AR-2** to allow for the placement of a mobile home, with conditions.

**Executive Summary/Background**

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- The applicant wishes to place a mobile home on the property. The AR-2 zoning district permits “class A single-family detached dwellings and their customary uses...” which includes most mobile homes. The R-1 zoning district permit only “site-built single-family detached dwellings”.
- Surrounding properties are primarily R-1 and AR-1. The 1-acre size of the property conforms to the standards of the AR-2 zoning district.
- At the July 11, 2023 Planning Board meeting, Alan Zipperer made a motion to approve.
- The motion was seconded by Ryan Thompson, and carried unanimously.

**Alternatives**

- 1. Approve** the request to **rezone** 1 acre from **R-1** to **AR-2**, with the following condition:
- 2. Deny** the request to **rezone** 1 acre from **R-1** to **AR-2**.

**Recommended Alternative: 1****Other Alternatives: 2****Department Review:** Development Services**FUNDING:** N/A

**Attachments:** 1. Rezoning application and checklist      3. Plat      5. Deed  
 2. Ownership certificate/authorization      4. Aerial photograph