

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
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. Zoning Map Amendment