

Staff Report

Subject: Rezone (Fifth District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: June 7, 2022
Item Description: **Eric & Kristen Reamy** request to **rezone** 10.75 from **AR-1** to **AR-2** to allow for the separation of a home site. Located at 136 Bunyan Kessler Road. **Map# 463 Parcel# 49**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a request to **rezone** 10.75 from **AR-1** to **AR-2** to allow for the separation of a home site. Located at 136 Bunyan Kessler Road, 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. AR-1 requires a minimum lot size of 5 acres. AR-2 allows lots of one acre or more.
- The applicant wishes to subdivide a parcel to create a new home site. The minor subdivision will create a 1.0-acre lot and a 9.75-acre lot, and the applicant wishes to rezone the entire 10.75-acre parcel.
- At the May 16 Planning Board meeting, Peter Higgins made a motion to **approve** the request to **rezone** 10.75 from **AR-1** to **AR-2**, with the following conditions:
 1. The lots shall meet the requirements of the AR-2 zoning district.
 2. Minor subdivision plat must be approved by Development Services and Environmental Health, and be recorded, before the rezoning can take effect.
- The motion was seconded by Brad Smith, and carried unanimously.

Alternatives

1. Approve the request to **rezone** 10.75 acres from **AR-1** to **AR-2** to allow for the separation of a home site, with the following conditions:

3. The lots shall meet the requirements of the AR-2 zoning district.
4. Minor subdivision plat must be approved by Development Services and Environmental Health, and be recorded, before the rezoning can take effect.

2. Deny the request to **rezone** 10.75 acres from **AR-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	