

## Staff Report

**Subject:** 2<sup>nd</sup> Reading Zoning Map Amendment  
**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. Zoning Map Amendment