

Staff Report

Subject: Rezoning (Third District)
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: June 6, 2023
Item Description: **Sedriax L. Woods** as Agent for **Juanita Woods** requests to **rezone** 1 acre from **AR-1** to **AR-2** to allow for division of the property. Located at 668 West Third Street. **[Map# 367A Parcel# 42]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1 acre from **AR-1** to **AR-2** to allow for the creation of a home site, 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 half acre if served by public water.
- The applicant wishes to divide their property in order to create a home site for a family member.
- The applicant states that the property is serviced by City of Springfield water, which would allow for a .5-acre lot within the AR-2 zoning district.
- The applicant proposes to place a mobile home on the new proposed lot, therefore the zoning must remain within an AR district.
- At the May 9, 2023 Planning Board meeting, Alan Zipperer made a motion for approval, with the following conditions:
 1. The lots shall meet the requirements of the AR-2 zoning district.
 2. All wetland impacts must be approved and permitted by USACE.
 3. A minor subdivision plat must be approved by Development Services and, and be recorded, before the rezoning can take effect.
- The motion was seconded by Ryan Thompson, and carried unanimously.

Alternatives

1. Approve the request to **rezone** 1 acre from **AR-1** to **AR-2** with the following conditions:

1. The lots shall meet the requirements of the AR-2 zoning district.
2. All wetland impacts must be approved and permitted by USACE.
3. A combination plat must be approved by Development Services, and be recorded, before the rezoning can take effect.

2. Deny the request to **rezone** 1 acre 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	