

Staff Report

Subject: 2nd Reading Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: January 03, 2023
Item Description: **Kristy Canas** requests to **rezone** 1 of 6.8 acres from **AR-1** to **AR-2** to allow for the separation of a home site. Located at 346 Blandford Road. **Map# 432 Parcel# 25**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 1 of 6.8 acres from **AR-1** to **AR-2** to allow for the separation 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 acre or more.
- Since the proposed lot will not meet the 5-acre threshold for the AR-1 zoning district; it must be rezoned.
- At the December 19, 2022 Planning Board meeting, Peter Higgins made a motion for approval.
- The motion was seconded by Ryan Thompson and carried 4-1, Brad Smith being absent from the vote.

Alternatives

1. Approve the request to **rezone** 1 of 6.8 acres 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 be recorded, before the rezoning can take effect.

2. Deny the request to **rezone** 1 of 6.8 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