

## Staff Report

**Subject:** Rezone (Fourth District)  
**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. Rezoning application and checklist 3. Plat 5. Deed  
4. Ownership certificate/authorization 4. Aerial photograph