

Staff Report

Subject: Rezoning (First District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: May 21, 2024

Item Description: **Chris Murphy** as agent for **Lisa Allen, Executor estate of Ann Tuttle** requests to **rezone** +/- 2 acres from **AR-1** to **AR-2** to allow for subdivision to create new home sites. Located on Sixth Street. **[Map# 297 Parcel# 32]**

Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request to **rezone** +/- 2 acres from **AR-1** to **AR-2** to allow for subdivision to create new home sites.

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.
- The applicant is requesting to rezone to AR-2 to create a new home site.
- The subdivision will create two 1-acre parcels that will need to be AR-2 due to being below the 5-acre threshold for AR-1.
- This proposed subdivision is located at the end of Sixth Street.
- This rezoning is consistent with the Future Land Use Map (FLUM) as this parcel is projected to be Agriculture/Residential.
- At the April 9, 2024, Planning Board meeting, Mr. Ryan Thompson made motion for approval with Staff recommendations. Mr. Peter Higgins second the motion and it carried unanimously.

Alternatives

1. Approve the request to **rezone** +/- 2 acres from **AR-1** to **AR-2** to allow for subdivision to create new home sites with the following conditions:

- A plat shall be submitted to Development Services for signature, then recorded, before the zoning can take effect.

2. Deny the request for to **rezone** +/- 2 acres from **AR-1** to **AR-2** to allow for subdivision to create new home sites.

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