

**Subject:** Rezoning (First District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** November 12, 2024

**Item Description:** **Lynn Grimes** requests to **rezone** +/- 6.22 acres from **AR-2 to AR-1** to allow for permitted uses in AR-1. Located at 1411 Goshen Road. **[Map# 451 Parcel# 24A]**

**Executive Summary/Background**

- The rezoning request 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 6.22 acres to AR-1.
- This rezoning will allow for the recombination of the 2.33 acres with the larger AR-1 parcel.
- This rezoning is consistent with the Future Land Use Map (FLUM), as this parcel is projected to be Agricultural-Residential.

**Determination**

Staff has reviewed the application, and if approved, the rezoning will meet the criteria of the ordinance with the following conditions:

1. A plat shall be approved and signed by Development Services, then recorded, for the zoning to take effect.

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Rezoning application and checklist  
4. Ownership certificate/authorization

2. Plat  
3. Deed  
5. Aerial photograph