

Staff Report

Subject: 2nd Reading Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: November 1, 2022
Item Description: **Scott B. Eishen** requests to **rezone** 4.72 acres from **AR-1** to **AR-2** to allow for the separation of a home site. Located at 7083 Clys-Kildare Road. **Map# 229A Parcel# 1**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 4.72 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.
- The applicant proposes to split a 4.72-acre parcel. The proposed lots will be less than 5 acres and, therefore, the entire 4.72 acres must be rezoned to AR-2.
- At the October 17, 2022 Planning Board meeting, Alan Zipperer made a motion to **approve** the request to **rezone** 4.72 acres from **AR-1** to **AR-2** to allow for the separation of a home site, 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 Environmental Health, and be recorded, before the rezoning can take effect.
- The motion was seconded by Brad Smith and carried unanimously.

Alternatives

1. **Approve** the request to **rezone** 4.72 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 Environmental Health, and be recorded, before the rezoning can take effect.
2. **Deny** the request to **rezone** 4.72 acres from **AR-1** to **AR-2**.

Recommended Alternative: 1

Department Review: Development Services

Attachments: 1. Zoning Map Amendment

Other Alternatives: 2

FUNDING: N/A