

Subject: Rezoning (First District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: April 9, 2023

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.

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:**
- | | | |
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| 1. Rezoning application and checklist | 3. Plat | 5. Deed |
| 2. Ownership certificate/authorization | 4. Aerial photograph | |