Staff Report

Subject: Rezone (First District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: April 5, 2022
Item Description: **Zeny Carmen Rafael** requests to **rezone** 3 of 14 acres from **AR-1** to **AR-2** to allow for the separation of a home site. Located at 591 Zittrouer Road. **Map# 374 Parcel# 29**

Summary Recommendation
Staff has reviewed the application, and recommends **approval** of the request to **rezone** 3 of 14 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 wishes to separate a 3-acre home site, and, therefore, must rezone the 3 acres to AR-2
- At the March 21 Planning Board meeting, Alan Zipperer made a motion to approve the request to to **rezone** 3 of 14 acres from **AR-1** to **AR-2**, with the following conditions:
  1. The lot 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** 3 of 14 acres from **AR-1** to **AR-2,** with the following conditions:
     1. The lot 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** 3 of 14 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
                         2. Ownership certificate/authorization   4. Aerial photograph