

Subject: Rezoning (Fourth District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: September 10, 2024

Item Description: **Kevin Usher** requests to **rezone** +/- 7.625 acres from **AR-1 to AR-2** to allow for a subdivision. Located at 701 Log Landing Road. **[Map# 428 Parcel# 2]**

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 requests to rezone 7.625 acres to AR-2 to create 3 new homesites.
- There are currently two homes on the parcel. These will be subdivided, and the applicant would like to have a home placed on the third parcel.
- Since the newly created parcels do not meet the minimum 5-acre requirement for AR-1 zoning, they must be rezoned to AR-2.
- The Future Land Use Map (FLUM) does have this parcel projected to be Agriculture.

Determination

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

- A plat must be approved and signed by Development Services, then recorded, before the zoning can 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