

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Katie Dunnigan, Zoning Manager
Department: Development Services
Meeting Date: July 18, 2023
Item Description: **Katherine R. Waddell** requests to **rezone** 4.54 acres from **AR-1** to **AR-2** to allow for division of the parcel. Located at 2335 Springfield Egypt Road. **[Map# 316 Parcel# 2]**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request to **rezone** 4.54 acres from **AR-1** to **AR-2** to allow for division of the parcel, 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 separate one acre from the front portion of the property for combination with an adjacent AR-1 parcel (316A-1).
- 316A-1 is a 5-acre lot within Harmony Acres; a major subdivision comprised of conforming AR-1 lots. The addition of 1 acre to 316A-1 will alter the lot in a manner which does not impact the zoning, use, or character of the subdivision.
- The remaining 4.54 acres does not meet the minimum 5 acres required for the AR-1 zoning district, and must therefore be rezoned.
- At the 6/13/2023 Planning Board meeting, Peter Higgins made a motion to approve, with the following conditions:
 - Minor subdivision plat must be approved by Development Services and, and be recorded, before the rezoning can take effect.
- The motion was seconded by Ryan Thompson and carried unanimously.

Alternatives

- 1. Approve** the request to **rezone** 4.54 acres from **AR-1** to **AR-2**, with the following condition:
 1. Minor subdivision plat must be approved by Development Services, and recorded before rezoning can take effect.
- 2. Deny** the request to **rezone** 4.54 acres from **AR-1** to **AR-2**.

Recommended Alternative: 1**Other Alternatives: 2****Department Review:** Development Services**FUNDING:** N/A**Attachments:** 1. Zoning Map Amendment