



APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
RZ-2024-009	August 8th, 2024	September 5th, 2024

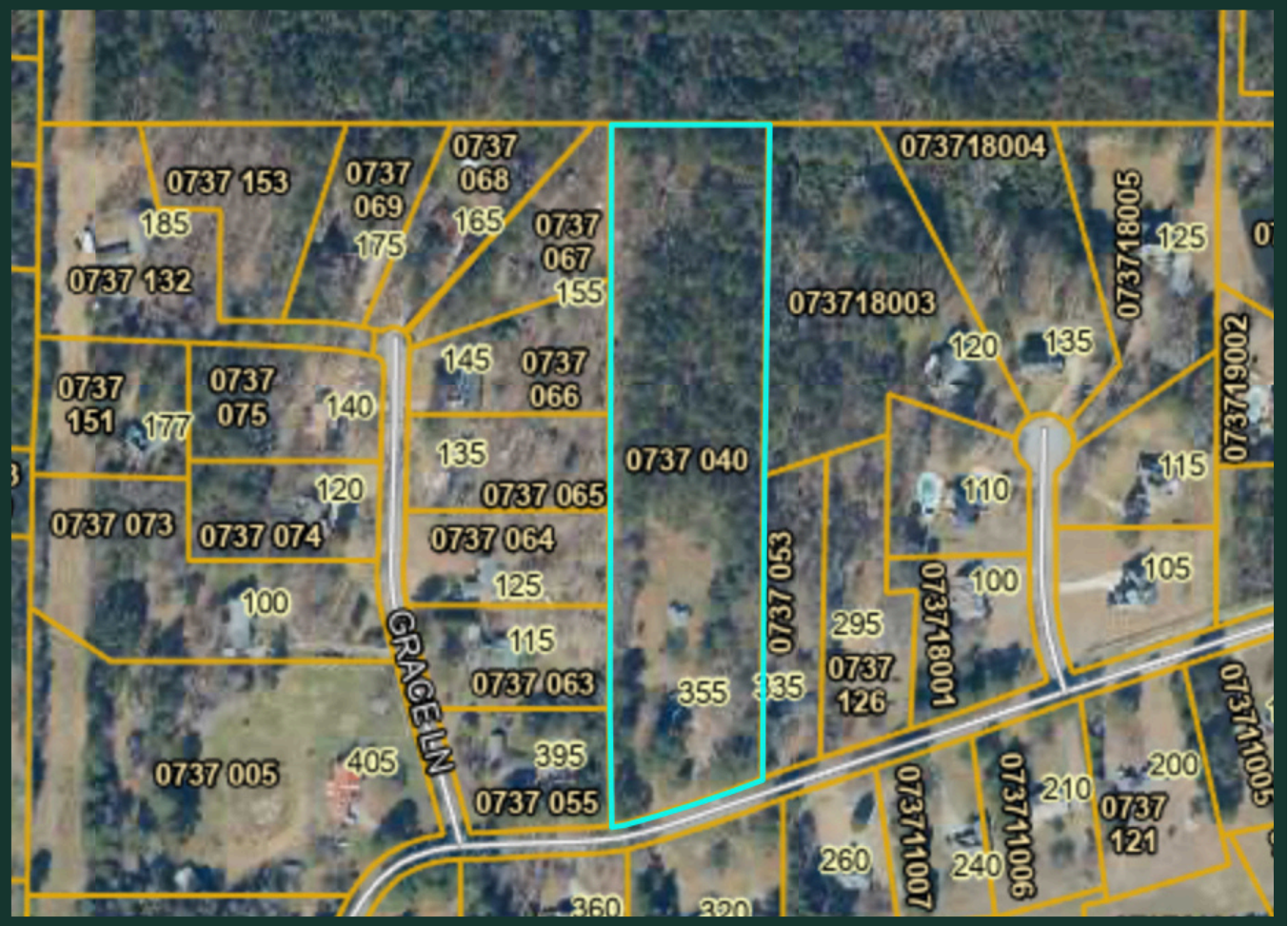
ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
355 Crestwood Road	Cole Gilley	0737-040	AR	R-18	Estate Residential	North: E-I South: R-12 East: R-18 & R-12 West: R-12	Existing Home & Accessory Structures	5

SUMMARY & HISTORY

Applicant and owner, Cole Gilley has submitted an application for rezoning of a roughly 5-acre tract at property address 355 Crestwood Rd from AR (Agricultural Residential) to R-18 (1-ac, 1,800 s.f min. residential). The applicant’s stated intent for this application is to divide the lot.

The applicant has submitted a conceptual plat as an exhibit. Staff would like to point out that this rezoning does not constitute an approval for the conceptual plat and a separate review process would need to be undertaken to approve any further division of the lot.

Staff recommends approval of this application.



COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is consistent with the Town’s comprehensive plan and future development map. The Future Land Use designation for this property is **Estate Residential** which encourages low density residential development not to exceed 1-unit/acre. This property is currently 5 acres. R-18 zoning is permitted in this Future Development character area with an emphasis on conservation style developments where feasible

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

- **Will the zoning permit suitable uses with surrounding properties?** Yes, R-18 zoning borders this property with 1-acre single-family zoning to the south, east, and west.
- **Will zoning adversely affect adjacent properties?** No, such single-family zoning already predominantly exists along Crestwood Road.
- **Does the property have reasonable economic use as currently zoned?** It is staff’s determination that this property does not have reasonable economic use as currently zoned. Surrounding property is zoned for more typical single-family zoning. Given the narrow width of the lot, agricultural uses would be impractical or impossible to build given distancing requirements.
- **Would the proposed zoning overburden existing infrastructure?** No, the lot would not yield enough homes to warrant an impact on traffic flow. Public water exists along Crestwood Road. Lots would be required to be on septic.