
ORDINANCE NO. O-1314-38

ITEM NO. 6a

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Inez Strategier
REQUESTED ACTION	Rezoning to A-1, General Agricultural District
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: A-2, Rural Agricultural District East: A-2, Rural Agricultural District South: A-2, Rural Agricultural District West: RE, Residential Estates and A-2, Rural Agricultural District
LOCATION	4903 E. Alameda Street
SIZE	35.423 acres, more or less
PURPOSE	Single Family Dwellings
EXISTING LAND USE	Single Family Home (Proposed Lot 1)
SURROUNDING LAND USE	North: Single-Family Home East: Single-Family Home South: Single-Family Home West: Single-Family Home
LAND USE PLAN DESIGNATION	Country Residential

SYNOPSIS: This property contains approximately thirty-six acres of land located just east of the northeast corner of Alameda Street and 48th Avenue N.E. The current property has one single-family home located at the southwest corner of the property, Lot 1 on the proposal. This large tract became too much for the owner to manage. As a result, she has relocated and asked the family to sell the property. The family came to the City asking how they could best divide the property to sell. As proposed, the property will be divided into three ten to thirteen acre lots via a Norman Rural Certificate of Survey.

ANALYSIS: Under the current zoning, A-2, Rural Agricultural, the applicant could divide the existing tract into three ten to thirteen acre lots with a Norman Rural Certificate of Survey. The

applicant is looking for the best way to divide/split the property without up-front costs; under the A-2 zoning district they would have to install a private road to serve Lot 3. However, under the A-2 zoning district a tract must abut a single public street or road officially opened by action of the City Council a distance of not less than 250 feet and have 330 feet width measured at the building line. In this case, it is not possible to divide the existing tract into three ten acre lots and still have the required 250 foot frontage and the 330 foot width at the building setback line. The applicants are trying to sell the property in a configuration that will be most beneficial to their mother and potential buyers.

They came to the City for direction. Staff reviewed the area several times and came up with the suggestion to request A-1, General Agricultural District. This zoning district will allow the property to be divided into the three ten to thirteen acre tracts. Under the A-1 zoning district a lot is required to abut a street for a minimum of thirty-five feet. This arrangement will create two lots, one at ten acres and one at eleven acres, both with the 250 feet of street frontage and the 330 foot width at the building setback line and one thirteen acre flag shaped lot abutting the street for thirty-five feet.

However, it should be noted the A-1 zoning district will not automatically allow a new owner(s) to subdivide these lots any smaller than that of the established ten acres without going through the entire platting process and required street improvements to Alameda Street. This application is only a rezoning; the land use of this site is not changing. In order to encourage the retention of large open spaces areas and minimize the negative impacts that a development may have on rural areas, with constraints such as flood plains, steep slopes or WQPZ, the NORMAN 2025 Land Use and Transportation Plan designated this area as Country Residential. Under the NORMAN 2025 Plan the Country Residential area is limited to one dwelling unit per ten acres. These three lots could go smaller but not without a NORMAN 2025 Land Use and Transportation Plan amendment.

USE: The proposed use for the lots will be single-family residential. There will be covenants in place to protect the WQPZ as well as minimum square footage of the homes and exterior materials.

OTHER AGENCY COMMENTS:

- **GREENBELT COMMISSION - GBC NO. 14-04** Meeting of February 17, 2014
The Greenbelt Commission approved the statement unanimously with no additional comments or references to the Greenbelt Ordinance criteria.
- **PUBLIC WORKS/ENGINEERING:** The WQPZ crosses a portion of Lot 3 in this Rural Certificate of Survey. The applicant has submitted protective covenants to preserve the WQPZ. The proposed location of the drive for Lot 2 fronting Alameda Street is in compliance with City Standards. There are no additional comments from Public Works/Engineering.

RECOMMENDATION: This rezoning proposal is moving forward with the A-1 zoning district request to better divide the property. Staff agrees with the proposal, as A-1 is a reasonable zoning for the property, creating a better opportunity to divide the property and not require installation of a private road off Alameda Street to access Lot 3, as required under A-2 zoning.

Staff recommends approval of Ordinance No. O-1314-38.