
ORDINANCE NO. O-1314-42

ITEM NO. 5b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Billy & Diana Loch
REQUESTED ACTION	Rezoning to A-1, General Agricultural District
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: A-2, Rural Agriculture East: A-2, Rural Agriculture South: A-2, Rural Agriculture West: A-2, Rural Agriculture
LOCATION	5451 Broadway
SIZE	Ten acres, more or less
PURPOSE	Single Family Dwellings
EXISTING LAND USE	Single Family Dwelling
SURROUNDING LAND USE	North: Single Family Dwelling East: Vacant South: Single Family Dwelling West: Single Family Dwelling
LAND USE PLAN DESIGNATION	Country Residential

SYNOPSIS

The applicant's proposal is to divide their ten acre parcel into two lots; the front lot will be approximately 3.45 acres and the rear lot approximately 6.41 acres. This proposal requires the applicant to plat and rezone the ten acre parcel. The applicant is currently in the process of platting. The applicant is requesting to rezone the parcel from A-2, Rural Agricultural District, to A-1, General Agricultural District, which requires a minimum of two acres per lot.

ANALYSIS

1. DENSITY: The existing parcel will be divided into one 3.45 acre parcel and one 6.41 acre parcel for single family dwellings.
2. OPEN SPACE: There are no open space requirements with this request.
3. DESIGN: Both lots will access off the same existing driveway, no additional curb cuts will be permitted off of Broadway. A cross access agreement will serve as a separate legal instrument which will grant access to both lots in perpetuity. The current dwelling on the front lot will remain as is and be sold and the applicant plans to build a new home and shop on the newly created rear lot for their family. This proposal would grant the applicant the ability to maximize his land value while remaining in the same location.

RECOMMENDATION

Within the vicinity there are many single family dwellings on acreages of various sizes, therefore the rezoning request is appropriate for this site. Staff recommends approval of Ordinance No. O-1314-42.