

**SEPTEMBER 12, 2002**

**4737 HONEYSUCKLE LA**

**ZONE CHANGE**

<b>From:</b> R-1A Single-Family Residential		
<b>To:</b> A-U Urban Agriculture		
<b>Acreage:</b> 0.968 acres		
<b>Applicant:</b> Edward & Debbie Chmielowiec (0209.1493)		
<b>Property Zone Existing Use</b>	<b>to North</b> R-1A Vacant Lot, Manufactured home, cow pasture	
	<b>to West</b> A-U Residence	<b>Subject</b> R-1A ⇌ A-U Residence
	<b>to South</b> A-U Residence, bean field	

**GENERAL LAND USE CRITERIA  
Apply, if marked below:**

*Described in Comprehensive Plan on pages 445-448*

**Environmental ☒**

- E1** Flood Plains
- E2** Steep Slope
- E3** Historical & Archaeological Sites
- E4** Soils
- E5** Plant & Animal Life

**Urban Services ⌘**

- U1** Roadway Capacity
- ⌘ **U2** Electricity Supply
- ⌘ **U3** Water Supply
- ⌘ **U4** Stormwater Disposal
- ⌘ **U5** Sanitary Sewage Disposal

**Development Patterns ❖**

- D1** Land-Use Intensity, Clusters and Buffers
- D2** Land Use versus Street Function
- D3** Intersection & Driveway Spacing
- D4** Roadway Buffer Standards
- ❖ **D5** Lot Sizes & Proportions
- ❖ **D6** Residential Development
- D7** Non-Residential Development
- D8** Building Quality

**Proposed Zone & Land Use Plan**

The applicant is seeking a A-U Urban Agriculture zone. The subject property is located in an Urban Residential Plan Area, where rural small-lot residential uses are appropriate in general locations.

**SPECIFIC LAND USE CRITERIA**

- (a) Separate lots fronting on public roads or streets**  
Each dwelling should be located on its own individual lot that fronts on a public road or street. Lots should be large enough in size and width to avoid the creation of excessive numbers of lots or odd-shaped lots.
- (b) Lot sizes adequate for septic tank systems** Lots should be large enough in size to assure satisfactory operation of conventional septic tank systems as regulated by state law.

**Applicant's Findings**

Zoning this property to A-U is in compliance with the general land use criteria of the area. It is located in an Urban-Residential area where small lots without sanitary sewer systems are appropriate.

**Planning Staff Review**

The subject property is located in the 4701 block of Honeysuckle La. Land use criteria applicable to this proposal are reviewed below.

**GENERAL LAND USE CRITERIA**

**Environment**

No important environmental criteria apply to the subject property.

**Urban Services**

All urban services are available to the site, with the exception of sanitary sewers. The site is currently served by an on-site septic system.

**Development Patterns**

The immediate vicinity is residential and agricultural in nature. Several new residences have been constructed on Honeysuckle La near the intersection with Thruston-Dermont Rd. Immediately to the east and west of the subject property are single-family residential site-built

structures. To the north is a vacant lot that is zoned R-1A Single-Family Residential, which adjoins a pasture that is used for cows to graze. A single-wide manufactured home is adjacent to the cow pasture. There are two double-wide manufactured homes located on nearby lots, one that is placed on a concrete block foundation and one that is underpinned. A single-wide underpinned manufactured home is located at 4635 Honeysuckle La.

The applicant, who currently resides in an older home located on the subject property, proposes to demolish the home and replace it with a 16-foot-wide manufactured home. In the current R-1A Single-Family Residential zone, the applicant could seek a conditional use permit to place the home on the subject property. If approved by the Board of Adjustment, requirements for placement would include installation of a concrete block foundation, a paved parking area, and a 10' x 10' concrete patio. The subject site currently uses an existing gravel drive to access the residence located there. The applicant seeks a zoning change to A-U Urban Agriculture to allow placement of the manufactured home on the property as a permitted use, without the requirement to make additional improvements at this time to the property.

The character of the neighborhood still retains an agricultural nature, by virtue of a cow pasture and several soybean fields located adjacent to the residential uses in the area. The area is identified on the Sanitary Sewers Facilities Plans as an area where sewers are planned within the next two years, so the area is urbanizing. Several new homes have been constructed near the Thruston-Dermont Rd intersection, but are currently served by on-site septic systems. There is adjoining A-U Urban Agriculture zoning to the west and south of this property and A-U Urban Agriculture zoning contiguous to the north and east across Kassinger La. Honeysuckle La is a paved rural local road with no curb and gutter and Kassinger La remains an unpaved county rural road.

### **SPECIFIC LAND USE CRITERIA**

Rural small lot residential uses are appropriate in general locations in an Urban Residential Plan Area. The subject property has adequate frontage on a county maintained road and is of sufficient size to accommodate an on-site sewage disposal system. There is adjoining A-U Urban Agriculture zoning. In general, residential areas should promote a sense of community by providing a variety of housing types suitable to a variety of people. This area offers housing including single-wide manufactured homes, double-wide manufactured homes, small site-built homes and large site built homes. Addition of a 16-foot wide manufactured home is consistent with the development pattern of the immediate vicinity. Housing densities

should be consistent with the character of the streets and urban services in the neighborhood. The applicant proposes to maintain the same density, replacing a substandard single-family home with another single-family dwelling.

### **Planning Staff Recommendations**

Staff recommends approval because the proposal is in compliance with the adopted Comprehensive Plan. This recommendation is made subject to the findings of fact that follow:

1. The subject property is located within an Urban Residential Plan Area, where rural small-lot residential uses are appropriate in general locations;
2. The subject property has adequate frontage on a public road;
3. The subject property is large enough to assure satisfactory operation of a conventional septic tank system; and
4. Adjoining properties to the west and south are zoned A-U Urban Agriculture.