

MAY 13, 2004

2201 BLK HAYDEN BRIDGE RD

ZONE CHANGE

From: A-U Urban Agriculture		
To: R-1A Single-Family Residential		
Acreeage: 0.267 acres		
Applicant: Woodland Ridge Development, Inc., Bill Timbrook, LLC (0405.1558)		
Property Zone Existing Use	to North A-U Vacant	
to West R-1A Single-Family residence	Subject A-U ↔ R-1A Vacant	to East A-U Proposed residential subdivision
	to South A-U Cropland	

**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 R-1A Single-Family Residential zone. The subject property is located in a Rural Community 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. New subdivision streets should be constructed to urban specifications, including curbs and gutters.
- (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

The requested rezoning is in compliance with the Comprehensive Plan.

This is a remnant piece of land that was not rezoned with the recent approval of Woodland Ridge Subdivision.

Once rezoned this property will be consolidated with the Larry Elder property, which is directly west of this site located at 2245 Hayden Bridge Road.

The current zone of the Elder lot is also R-1A.

Planning Staff Review

The subject property is located in the 2201 block of Hayden Bridge Rd, immediately east of 2245 Hayden Bridge Rd, in the rural community of Sorgho. Land use criteria applicable to this request are reviewed below.

GENERAL LAND USE CRITERIA

Environment

No important environmental criteria apply to the subject property.

Urban Services

Gas, water and electricity are available to the site. The subject property is proposed to be consolidated with the property located at 2245 Hayden Bridge Rd, which is currently served by an on-site septic system.

Development Patterns

The subject property is located immediately to the east of property located at 2245 Hayden Bridge Rd. The proposed Woodland Ridge preliminary subdivision plat depicted the subject property to be consolidated with the existing R-1A lot at 2245 Hayden Bridge Rd and the owner of 2245 Hayden Bridge Rd signed as a party on the preliminary subdivision plat.

Upon consolidation the subject property will become part of an existing lot with adequate road frontage on a public-maintained road. An existing residential structure is located on the existing lot and the home is served by an existing on-site septic system. Single-family residential zoning and uses are prevalent along this section of Hayden Bridge rd to the east and the west.

The subject property joins A-U Urban Agriculture zoning to the east and north, which has been recommended for R-1C Single-Family Residential zoning and has approval of a preliminary subdivision plat for single-family construction. The subject property adjoins A-U zoning to the south, which continues in agricultural production. The property to the west of the subject property is zoned R-1A and will be consolidated with the subject property.

SPECIFIC LAND USE CRITERIA

Upon consolidation to 2245 Hayden Bridge Rd the subject property will meet the criteria for adequate road frontage and sewage disposal. Rural small-lot residential uses are appropriate in general locations in Rural Community plan areas.

Planning Staff Recommendations

Staff recommends approval because the request is in compliance with the community's Comprehensive Plan. This recommendation is made subject to the condition and findings of fact that follow:

Condition: Submittal and approval of a consolidation plat that joins the subject property to property located at 2245 Hayden Bridge Rd.

Findings of Fact:

1. The subject property is located in the Rural Community Plan Area of Sorgho, where rural small-lot residential uses are appropriate in general locations;
2. The subject property is proposed to be consolidated to property located at 2245 Hayden Bridge Rd, which is currently zoned R-1A Single-Family Residential;

3. Upon consolidation, the resulting lot will have adequate frontage on a public road and will have adequate sewage disposal with the existing septic tank system.