MARCH 12, 2015

PORTION OF 6110 HWY 81

ZONE CHANGE

From: A-R Rural Agriculture
To: R-1A Single-Family Residential

Proposed Use: Residential
Acreage: 0.08 acre
Applicant: Martin & Carne Krampe; James & Patricia Krampe (1503.1919)

Surrounding Zoning Classifications:
North: A-R South: A-R
East: R-1A West: A-R

Proposed Zone & Land Use Plan
The applicant is seeking an R-1A Single-Family Residential zone. The subject property is located in a Rural Preference Plan Area where Rural Small-lot Residential Uses are appropriate in very limited 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 & 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.
(c) Only logical expansions of limited scope – In Rural Preference plan areas, completely new locations of Rural Small-lot Residential Use should not be established. However, existing areas of this use may be expanded onto contiguous land, but should not significantly increase the extent of such uses in the vicinity, and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.
(d) Coal mining advisory – In Rural Preference plan areas, prospective lot owners should be advised of the potential for coal mining activity in rural areas.

Planning Staff Recommendations
The planning staff recommends approval subject to the condition and findings of fact that follow:

Condition:
1. Approval of the minor subdivision plat consolidating the 0.312 acre portion with 6100 Highway 81.

Findings of Fact:
1. Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
2. The subject property is located in a Rural Preference Plan Area where Rural Small-lot Residential uses are appropriate in very limited locations;
3. The proposal only adds 0.08 acre of new R-1A zoning to an existing lot that contains one residential dwelling and fronts on a public road; the proposal adds area to an existing parcel that is already large enough to assure satisfactory operation of a conventional septic tank system; the proposal is a logical expansion of existing R-1A zoning to the east. At 0.08 acre, the proposal is not a significant increase in Rural Small-lot Residential uses in the vicinity and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area. The proposal does not create any new parcels; therefore, there will not be any new property owners who need to be advised of potential coal mining activities in the rural area.