PORTION OF 5611 JONES RD

ZONE CHANGE

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

Proposed Use: Residential
Acreage: 0.390
Applicant: Ann Goodwin (1607.1963)

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

The subject property is a 0.390 acre portion of an 2.88 acre tract owned by the applicant that backs up to Woodcrest Subdivision. The applicant proposes to sell off the 0.390 portion of the subject property to the property owner at 6155 Stanford Court to be consolidated with their existing lot in Woodcrest. Since the residential lot on Stanford Court is zoned R-1A Single-Family Residential and the rear portion of the subject property is zoned A-R Rural Agriculture, this rezoning request is necessary before the properties can be consolidated together.

Properties in the vicinity mostly consist of R-1A zoned residential subdivision lots as well as large residential tracts and agricultural properties zoned A-R.

SPECIFIC LAND USE CRITERIA

The applicant’s proposal is in compliance with the Comprehensive Plan. The applicant is proposing to consolidate the portion of the subject property with an existing lot located on a public street, Stanford Court, within Woodcrest Subdivision. The proposal adds area to an existing parcel that is already large enough to assure satisfactory operation of a conventional septic tank system. This proposal is a logical expansion of existing R-1A zoning to the west. At 0.390 acres, the proposal is not a significant increase in R-1A zoning 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 potential new property owners who need to be advised of potential coal mining activities in the rural area.

Planning Staff Recommendations

The planning staff recommends approval because the proposal is in compliance with the community’s adopted Comprehensive Plan;

Condition: Approval of a consolidation plat to consolidate the subject property with 6155 Stanford Court.

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 single-family residential uses are appropriate in very limited locations;
3. The subject property will be consolidated with an existing lot located on a public street, Stanford Court, within Woodcrest Subdivision;
4. The proposal adds area to an existing parcel that is already large enough to assure satisfactory operation of a conventional septic tank system;
5. The proposed zoning change is a logical expansion of existing R-1A zoning located to the west;
6. At 0.390 acres, the proposal is not a significant increase in R-1A zoning in the vicinity and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area; and
7. The proposal does not create any new parcels; therefore there will not be any potential new property owners who need to be advised of potential coal mining activities in the rural area.

Urban Services
Existing services on an adjacent property such as electricity, water, gas and sanitary sewage disposal via on-site septic systems will be available to the subject property after the lot consolidation has taken place.