

NOVEMBER 9, 2017

1730 WRIGHTS LANDING RD

ZONE CHANGE

From: A-R Rural Agriculture	
To: R-1A Single Family Residential	
Proposed Use:	Rural Residential
Acreage:	1 acre
Applicant:	Jason Lee; Summit ET Partners, LLC (1711.2023)
Surrounding Zoning Classifications:	
North: A-R, I-2	South: B-4, I-2
East: R-1A, A-R	West: R-1A, 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 Community 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 Review

GENERAL LAND USE CRITERIA

Environment

- It appears that the subject property is not located in a wetlands area per the US Department of Agriculture Soil Conservation Service dated March 6, 1990.
- The subject property is partially located in a special flood hazard area per FIRM Map 21059CO165D.
- It does not appear that the subject property is designated as prime agricultural farmland per the US Department of Agriculture Soil Conservation Service map dated March 1980.
- The developer is responsible for obtaining permits from the Division of Water, The Army Corp of Engineers, FEMA, the EPA, the OMPC building/electrical/HVAC division or other state and federal agencies as may be applicable.

Urban Services

Electricity, water and gas are existing to the subject property. Sanitary sewage disposal is accomplished by an on-site septic system.

Development Patterns

The subject property is a vacant 1 acre tract zoned A-R Rural Agriculture with road frontage on Wrights Landing Road. The applicant is proposing to acquire property to the east and west of the subject property creating a 2.715 +/- acre property. The properties to the east and west are currently zoned R-1A Single Family Residential. In order for the division/consolidation plat to be approved, the properties must be like zoned. Land uses in the vicinity include rural residential and agricultural.

Wrights Landing Road in this vicinity is classified as a local roadway and is outside of the urban service area. Because of the topography in the area and the proximity to Summit Drive, access to the property may be limited due to the sight distance. The County Engineer's office should be contacted prior to the construction of any access point Wrights Landing Road.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The subject property is separate lot fronting on a public road, Wrights Landing Road. At 1 acre, the property is large enough to assure satisfactory operation of a conventional septic system. This is a logical expansion of the existing R-1A zoning to the south, east and west and at only 1 acre in size it will not significantly increase the extent of the zone in the vicinity or overburden the capacity of roadways and other necessary urban services that are available in the affected area.

Planning Staff Recommendations

The planning staff recommends approval subject to the findings of fact that follow:

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 Community Plan Area, where rural small-lot residential uses are appropriate in very limited locations;
3. At 1 acre, the subject property is large enough to ensure satisfactory operation of a conventional septic tank system;
4. The subject properties have frontage on a public road, Wrights Landing Road;
5. This is a logical expansion of the existing R-1A zoning to the south, east and west; and,
6. At only 1 acre the expansion does not significantly increase the extent of the zone in the vicinity and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.