

APRIL 12, 2018

6200 SUTHERLIN LN, 2922 LONDON PIKE W

ZONE CHANGE

From:	R-1A Single Family Residential & A-R Rural Agriculture
To:	A-R Rural Agriculture
Proposed Use:	Agriculture
Acreage:	26.803
Applicant:	Brian Wink & Robert and Marion Fiorella (1804.2041)
Surrounding Zoning Classifications:	
North: A-R	South: R-1A
East: A-R	West: A-R

Proposed Zone & Land Use Plan

The applicant is seeking an A-R Rural Agriculture zone. The subject properties are located in a Rural Community Plan Area, where agriculture uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

(a) Conservation of agriculture topsoil – Agricultural topsoil should be conserved through appropriate farming practices.

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 properties are partially located in a special flood hazard area per FIRM Map 21059CO285D.
- It does 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

All urban services are available to the subject properties. Sanitary sewage disposal is accomplished by on-site septic systems.

Development Patterns

The subject properties are two tracts totaling 26.803 acres located at the intersection of Sutherlin Lane and London Pike W. Currently 6200 Sutherlin Lane is a 0.784 acre tract zoned R-1A Single Family Residential and 2922 London Pike W is a 26.019 acre tract split zoned A-R Rural Agriculture and R-1A Single Family Residential. There are single family residential structures on both properties.

Land uses in the vicinity are rural residential and agricultural.

In an A-R zone, the minimum lot size is 1 acre. Currently, the tract at 6200 Sutherlin Lane does not meet that requirement. The applicant intends to re-divide and consolidate the subject properties resulting in two tracts each over 10 acres while continuing to farm the land. A subdivision plat must be approved for the properties reflecting the two new tracts each meeting the minimum lot size requirement.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The subject properties will continue to be used for agricultural purposes. Each tract has frontage on a public road, Sutherlin Lane and London Pike W, with no new roads proposed. It is a logical expansion of the existing A-R Rural Agriculture zone on a portion of the subject properties. With the approval of a plat reconfiguring the properties creating two tracts each over 10 acres in size, the new tracts will meet the minimum lot size in an A-R zone.

Planning Staff Recommendations

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

Condition:

Approval of subdivision plat resulting in two tracts that each meets the minimum lot size requirements of an A-R zone.

Findings of Fact:

- Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
- The subject property is located in a Rural Community Plan Area, where agriculture uses are appropriate in general locations;
- The subject properties have frontage on public roads, Sutherlin Lane and London Pike W;
- This is a logical expansion of the existing A-R Rural Agriculture zone on a portion of the subject properties; and,
- With the approval of a plat creating two tracts each over 10 acres, the properties will meet the minimum lot size in an A-R zone.