

APRIL 12, 2018

PORTION OF 3136 HIGHWAY 81

ZONE CHANGE

From:	R-1A Single Family Residential & A-R Rural Agriculture
To:	R-1A Single Family Residential
Proposed Use:	Residential
Acreage:	5.00
Applicant:	Steve E. Steitler & Miles Farms, LLC (1804.2042)
Surrounding Zoning Classifications:	
North: A-R, R-1A	South: A-R, R-1A
East: A-R, 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 large-lot residential uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

(a) Separate, large, well-proportioned lots– Each dwelling should be located on its own individual lot that fronts on a public road or street. Lots should be large enough in size and width to avoid the creation of excessive numbers of lots or odd-shaped lots.

(b) Frontage on existing roads or on new streets – In Rural Preference plan areas, new lots may front on existing public roads or streets, or may front on new subdivision streets that should be constructed to urban specifications, including curb and gutters.

(d) Coal mining advisory –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 not located in a special flood hazard area per FIRM Map 21059CO256D.
- 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 property. Sanitary sewage disposal will be accomplished by an on-site septic system.

Development Patterns

The subject property is an approximately 100 acre farm. Approximately 2 acres of the 100 acres along Highway 81 is zoned R-1A Single Family Residential and the remaining acreage zoned A-R Rural Agriculture. There are 8 lots along the frontage of Highway 81 ranging in size from one half acre to one acre. Land uses in the vicinity are rural residential and agricultural.

The applicant intends to rezone a five acre portion of the farm from R-1A and A-R to R-1A in order to divide it from the farm, consolidate a portion of the five acres with their existing property at 3130 Highway 81 while leaving the remainder as a separate tract resulting in 2 approximately 3 acre tracts both with road frontage on Highway 81.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. The resulting properties each be large well-proportions lots with frontage on a public road, Highway 81. It is a logical expansion of the existing R-1A Single Family Residential zone on a portion of the subject property and to the north and east.

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 Preference Plan Area, where rural large-lot residential uses are appropriate in general locations;
3. The resulting properties will have frontage on a public road, Highway 81; and
4. This is a logical expansion of the existing R-1A Single Family Residential zoning on a portion of the subject property as well as to the north and east.