

2023-1-R requested by Michael Keller for a change of zoning from R-1A to O-L on Lot K-1B, 165 Vernons Lane, Ama. Council District 2.

Chris Welker – Yes this is a request from R1A zoning to OL rezoning request must meet at least two of the three zoning criteria to receive a recommendation of approval from the department the department found in its review this request meets the second and third criteria. It's meets the second criteria because we found that the current R1A zoning doesn't allow for the most reasonable use of the applicants property while the OL zoning does, it's mostly because of how this property is basically positioned or laid out it's located in an area of Ama where there is a lot of private lanes this is one them that is Vernon Lanes which approximately 10 ft. wide drive which runs through not just this property but several other private properties as it goes to River Road, that lot arrangement frontage arrangement isn't even permitted or wouldn't be legal in the R1A zoning district, it would be permissible in the Open Land zoning district which permits single family homes, but also agricultural type uses which don't necessarily need frontage right on a street such as River Road. So, we do find the development pattern of the area specifically this property to make the OL zoning more appropriate that's why we find criteria two to be met. Criteria three is really about whether or not the use is permitted in the OL zoning district would be compatible with the surrounding neighborhood we find it would be compatible once again for kind of the same reasons criteria two and that the area is not developed with your standard single family subdivision development, it's a lot of homes on large lots including some shops with agricultural equipment, large open tracks of land, so that's what's simply found in OL zoning district so we find that district to also be more appropriate for the actual development on the ground so we find that the request meets the third guideline as well and the department recommends approval.

Applicant – Michael Keller 165 Vernons Lane if yall have any questions for me, I mainly bail hay, have cattle and eventually (applicant placed the microphone down and it is not audible)

Commissioner Petit – so barn and cattle.

The public hearing was open and closed, no one spoke for or against.

Commissioner Price made a motion, seconded by Krajcer.

YEAS: Keen, Frangella, deBruler, Ross, Price, Petit, Krajcer, Jr.

NAYS: None

ABSENT: None

PASSED
