

2024-19-R requested by Michael Ezimuo and Kristen Guilford for a change of zoning from R-1A to R-1A(M) on Lot 2, Block 11, Ama Section 33 Subdivision, **11001 River Road, Ama**. Council District 2.

Mr. Welker – Yea the department finds this request to go from R-1A to R-1A(M) meets the first and third guidelines, by meeting 2 of the 3 criteria we can recommend approval. Regarding the first guideline the subject area is designed low to moderate residential which includes the R-1A(M) zoning district as a recommended zoning district so it conforms to the Comprehensive Plan we also don't considered it a spot zone because it would expand upon a large R-1A(M) district directly adjacent to it. On criteria three, the R-1A(M) district which the main distinction is it permits manufactured homes as a by right use, complies or is conforming with surrounding area the site is basically between a large heavily wooded undeveloped track and R-1A(M) zoned area that is developed with manufacture homes already so it wouldn't be out of place where its being located so it meets that criteria and like I said it meets the first and third we recommend approval.

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

Commissioner Price made a motion to approve, second by Ross.

YEAS: KEEN, PRICE, FRANGELLA, FOLSE, PETIT, ROSS

NAYS: NONE

ABSENT: KRAJCER

PASSED