

**Staff Report**



**Zoning and Land Regulation Committee**

**Questions? Contact:  
Majid Allan – 267-2536**

*Public Hearing:* **November 26, 2019**

*Zoning Amendment Requested:*

**B-1 Local Business District TO RH-4 Rural Homes District, RE-1 Recreational District TO RH-4 Rural Homes District**

*Size:* **4.38,13.73 Acres**

*Survey Required:* **Yes**

*Reason for the request:*

**zoning compliance for an existing residence**

**Petition 11492**

*Town/Section:*

**PLEASANT SPRINGS,  
Section 20**

*Applicant*

**AARON L JACOB**

*Address:*

**2301 WILLIAMS  
DRIVE**



**DESCRIPTION:** Applicant proposes to rezone an existing ~18 acre parcel of land from B-1 (Business) and RE-1 (Recreational) to RH-4 (Rural Homes) to provide zoning compliance for proposed tear down and replacement of the existing residence. Applicant owns an additional 11.69 acre tract of land south of Williams Drive that would retain RE-1 zoning. A two-lot Certified Survey Map is being done as part of this petition. No net change in residential density.

The town of Pleasant Springs is slated to adopt the county's new zoning ordinance before the end of 2019. Zoning designations will change to the equivalent zoning under the new code: RR-16 (Rural Residential) and RE (Recreational). As indicated in the town action report for this petition, the town is recommending Conservancy zoning (CO-1 / NR-C) for the parcel located south of Williams Drive.

**OBSERVATIONS:** Current uses of the property include residential and agriculture / open space. There are two ponds located on the property. Surrounding land uses include agriculture / open space, scattered rural residences, and Kegonsa State Park. The proposed replacement residence will need to abide by shoreland zoning requirements and meet all applicable setbacks and bulk regulations.

**TOWN PLAN:** The property is located in the town's agricultural preservation area.

**RESOURCE PROTECTION:** No resource protection corridors located on the subject property. There is an area of resource protection corridor located on the applicant's 11.69 acre parcel located south of Williams Drive.

**STAFF:** The proposed rezoning appears reasonably consistent with town plan policies and will provide zoning compliance for the continued rural residential use of the property. Based on the town's action on the petition, staff recommends approval of the petition based on the following:

The petition shall be amended as follows:

- 1) Rezone the 11.69 acre RE-1 zoned portion of the applicant's property lying south of Williams Drive to the CO-1 zoning district.

The petition shall be subject to the following conditions:

- 1) A Notice document shall be recorded on each of the 2 lots in the Certified Survey Map that states:  
"All residential development units / splits have been exhausted on the property."
- 2) The existing residence must be removed from the property in accordance with applicable township regulations and within 90 days of county issuance of a certificate of compliance for the new residence.

**TOWN:** Approved with conditions (incorporated in staff recommended conditions, above)