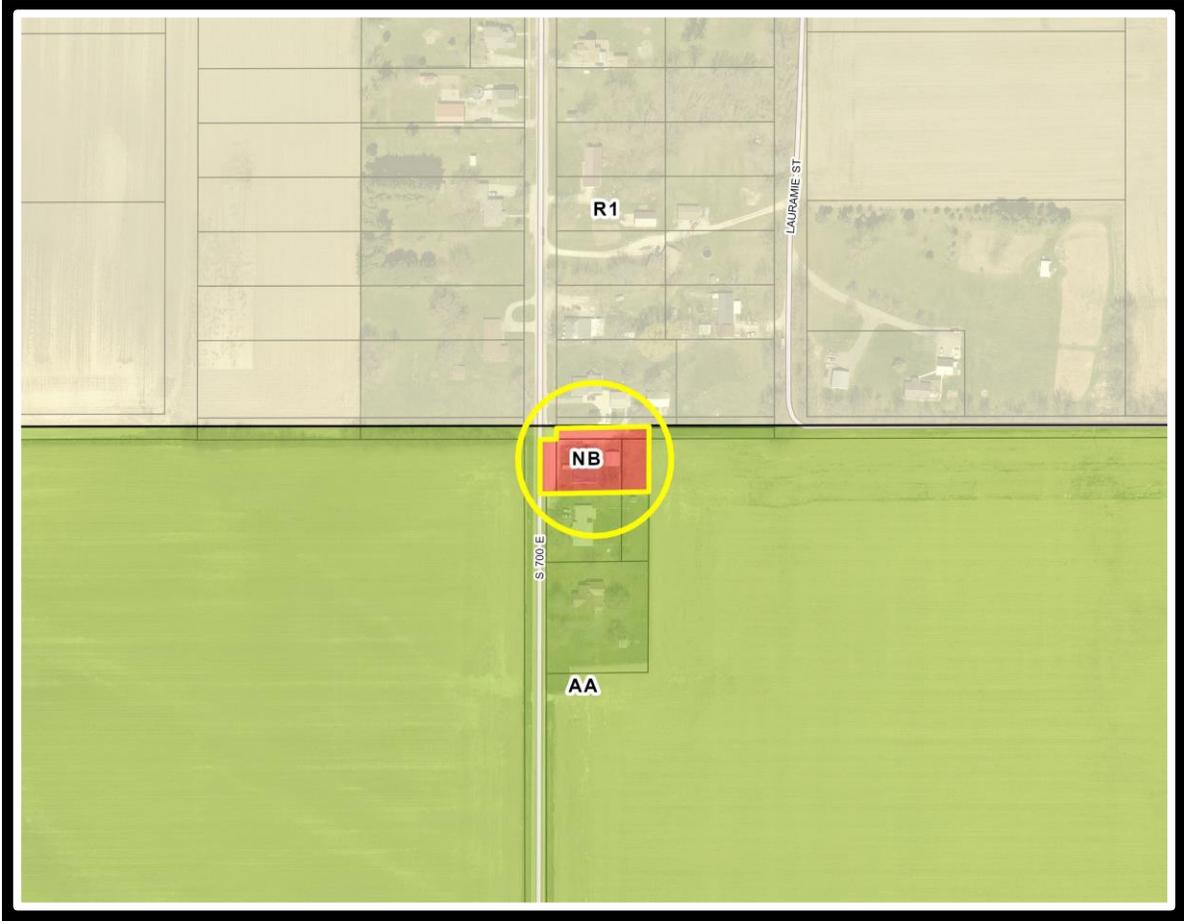

Z-2808
STEVEN MCINTYRE
(NB to R1)

STAFF REPORT
October 15, 2020



REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is also the property owner, is requesting rezoning of 9409 S 700 E. The petitioner plans to reestablish a single-family home in the existing structure on the east side of CR 700 E, (Yorktown Street), just south of the unincorporated town of Stockwell, Lauramie 9 (SW) 21-3.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site was originally zoned A, Agricultural. The site was then rezoned to AA, Select Agricultural in 1988 with the adoption of the second Lauramie Township zoning map (Z-1341). The site was then rezoned from AA to NB to establish a funeral home in 2014, (Z-2570).

Stockwell, because it is unincorporated, does not have official corporation limits. Old zoning maps for Stockwell found in the APC office represent the old platted part of the unincorporated town. This boundary also marks the change in zoning between R1 to the north (on the old Stockwell map) and AA on property to the east, south and west (on the overall Lauramie Township map).

Once Stockwell was served by sanity sewer, a significant number of rezones have been heard in the last two decades: there was an attempt to rezone three vacated lots on Church Street from R3 to A to allow placement of a mobile home in 2014 which was denied (McIntyre, Z-2548), 2 lots on Yorktown were rezoned from GB & NB to NBU in 2011 (Easterbrook, Z-2452), 2 lots on Monroe Street were rezoned from NB to R1 in 2009 (Morgan, Z-2413) and a lot on Attica Street was also rezoned from NB to R1 in 2007 (Evans, Z-2343).

Staff believes Stockwell needs a neighborhood plan that establishes urban zoning in the town to better fit the existing lots currently in place.

AREA LAND USE PATTERNS:

According to petitioner, the house on site has been vacant since 2017. Petitioner plans to renovate the existing structure to convert it from a funeral home to a single-family residence. Homes to the north and south are single-family homes. This lot is included in a three-lot string of homes that exist outside of the old platted area that are all now served by sewer.

TRAFFIC AND TRANSPORTATION:

CR 700 E is classified as a rural secondary by the adopted *Thoroughfare Plan*. The setback required is 40'. A driveway permit review will be required as a part of the building permit process.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

This site is served by sewer and well. No bufferyard is required in R1 when it is adjacent to Agricultural zoning.

STAFF COMMENTS:

Stockwell has made significant strides in the last 20 years, including the introduction of sanitary sewer and the Keep Stockwell Beautiful campaign. Staff supports the reuse of the existing structure as a single-family home. Because this site is served by sewer it aligns with policy to recommend in favor of rezones to development districts. This site, along with the rest of Stockwell, should be the beneficiary of a town/neighborhood rezone to incorporate our urban zones. In the spirit of fostering rural town growth and stabilizing neighborhoods, staff can support this request.

STAFF RECOMMENDATION:

Approval.