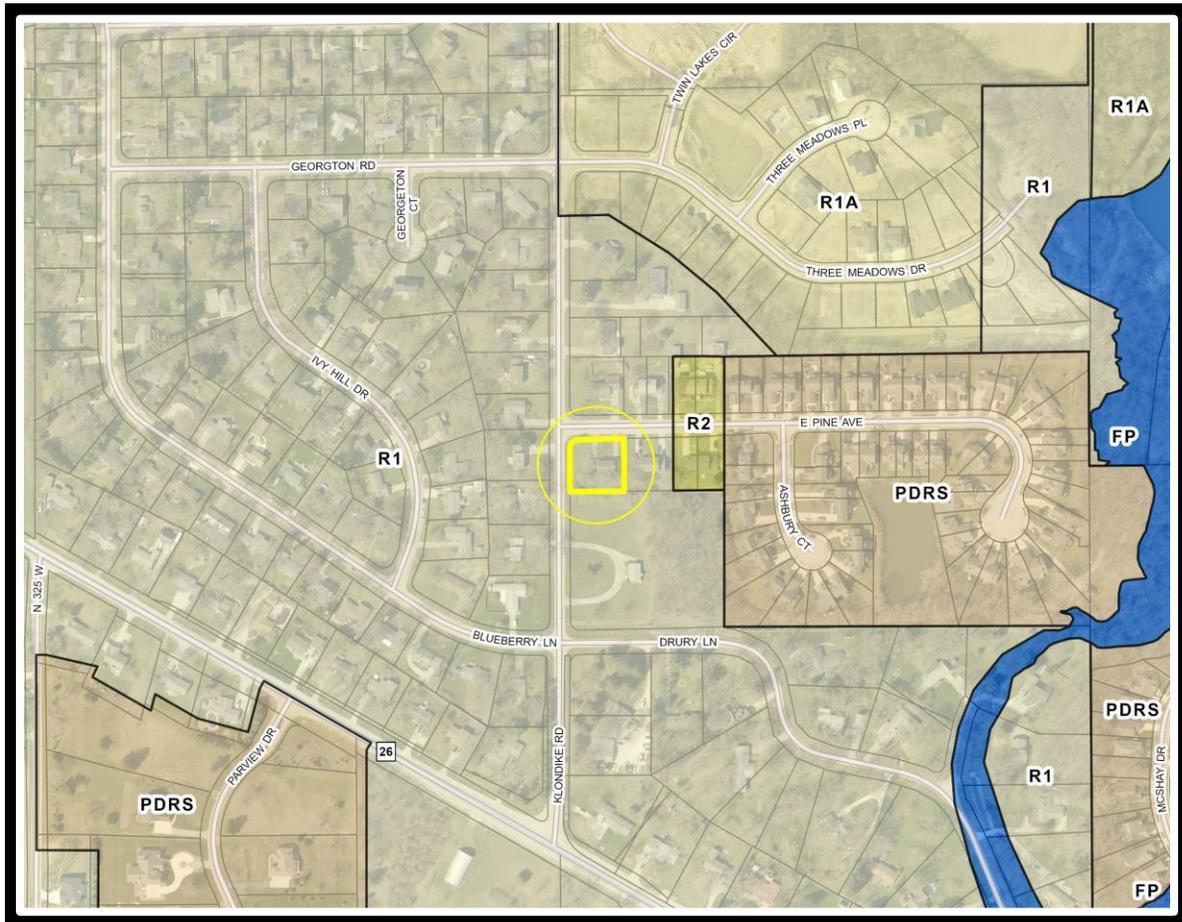

Z-2814
BETHANY RANEY
(R1 to R2)

STAFF REPORT
January 14, 2021



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Staff Report
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is the owner, is requesting a rezoning from R1 to R2 to legitimize a long-standing nonconforming use of a duplex in a single-family zoning district. The land is located at the southeast corner of Klondike Road and East Pine Lane and is commonly known as 101 East Pine, Lot 4 in Green Meadows Subdivision, Part 1 which was platted over 50 years ago in Wabash 14 (NW) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

The lot is zoned R1 like land to the north, west and south. Four lots to the east, in the same subdivision, are zoned R2; PDRS zoning is just beyond in the adjoining Pine Meadows Planned Development of duplexes. The earliest zoning maps show this property with R1 zoning and a small area of R2 to the east.

AREA LAND USE PATTERNS:

This lot contains a duplex that was built in 1962 per the County Assessor's Records which is prior to the adoption of zoning in the unincorporated county in 1965. Across the street is a single-family home; a duplex is adjacent to the east and another duplex is across the street to the northeast. These residential buildings were built between 1963 and 1967.

Farther east on Pine Lane is a newer development of duplexes called Pine Meadows; other single-family housing developments dominate the area including the different phases of Green Meadows subdivision.

TRAFFIC AND TRANSPORTATION:

The rezone site is located at the southeast corner of Klondike Road (urban secondary arterial) and East Pine Lane (urban local road).

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sanitary sewer and water serve the site.

STAFF COMMENTS:

The development of this site and surrounding land partially dates from a time before zoning took effect in the county in 1965. According to the County Assessor's records, this duplex was built in 1962 and the four other buildings to the north and east were built between 1963 and 1967. While the earliest zoning maps do show some R2 zoning in the

area where duplexes were permitted by right, the property in question was and still is shown with R1 zoning.

While it is difficult to determine how some of the area developed after the adoption of zoning in 1965, the duplex in question has existed here for decades and before the inception of zoning. This area near SR 26 and Klondike Road contains a mix of single-family home subdivisions and duplex developments both old and new; these developments also contain both rentals and owner-occupied units. (Zoning does not regulate if a property is a rental or owner-occupied.) Staff can support the rezoning of this long-standing duplex from R1 to an R2 zone so that the existing nonconformity can become a conforming use.

STAFF RECOMMENDATION:

Approval