

PROJECT: 2800 SE RANSON RD AND 1300 HOOK LN REZONING

EXISTING ZONING: RP-2 & AG

PROPOSED REZONING: RLL –

1. Purpose of rezoning:

This request is to rezone the property from RP-2 and AG to RLL. On or around March 29, 2024, I will also be submitting an application for a minor plat combining all of the lots for both addresses into one lot. No new development is proposed, although an attached addition to the existing residential is contemplated. While the rezoning is not required for the addition, the minor plat is required to bring the existing (failing) septic system into compliance with sizing and setback requirements. Thus, the minor subdivision must be completed.

The purpose of the rezoning is to allow private horse pasturing on all of 1300 SE Hook Ln as an accessory use to the current residential use and to resume use of the existing, legal non-conforming horse barn and shed. The property will be used solely for keeping personal horses.

2. Character of neighborhood

The neighborhood because the property is surrounded by large-lot detached single family residential, with only 1 unit per lot and areas with accessory private horse pasturing along the northern property line and the southern (across Hook Rd.) property lines. The existing zoning of adjacent properties is largely AG with two parcels of RP-2. Thus, single unit residential on a 5.3 acre lot with accessory horse pasturing is consistent with the neighborhood.

3. Appropriateness of RLL

RLL is the most appropriate district because the existing residential conforms to the RLL requirements and only 1 residential unit per lot is allowed. After the minor subdivision, which will be completed in advance of the rezoning, there will be 1 residential unit for the lot.

The existing pasture area conforms to the RLL private horse pasturing requirements. In RLL, private horse pasturing is permitted as an accessory use with the following conditions:

- RLL requires one acre lot size minimum and one acre per horse. 1300 SE Hook Ln contains 4 acres that are already fenced.
- No setbacks, except 30-foot setback for structures. The existing structures are legal non-conforming but satisfy the 30' setback nonetheless -see survey submitted with application
- Accessory structure area requirements. The existing structures are legal non-conforming see attached Zoning Letter.
- No commercial horse pasturing.

#### 4. Appropriateness of existing RP-2 zoning

RLL is more appropriate than the existing zoning because RP-2 zoning allows for a maximum density of 7.5 units per acre through a combination of detached single family, attached single family (townhouse) and duplexes. The total RP-2 acreage is approximately 5 acres, thus a maximum of 37.5 units could be allowed on the subject property in an area not served by public sewer. RLL only allows one residential unit per lot. Thus, the downzoning to RLL and combining 1300 SE Hook Ln with 2800 SE Ranson will cut off the possibility of further development on either parcel because there will only be 1 lot and there is already an existing residential unit. This will keep the public services required to serve this property at the same level for many years to come.

#### 5. Impact to neighboring property

The proposed use and rezoning, done in conformity with the UDO, will not seriously injure nor detrimentally affect neighboring property. First, private horse pasturing as an accessory use is common all along Ranson Road, is conducted across the street on Hook Road as well as along the northern property lines, and there has been a 5-stall horse barn and a shed on the property since 1968 and 1973. In fact, commercial horse pasturing was previously conducted on the lot. Second, uses that may occur under the existing RP-2 zoning (e.g. up to 7.5 units/acre) may be deemed to more seriously injure or detrimentally affect neighboring property. Finally, a portion of the property is already zoned AG.