

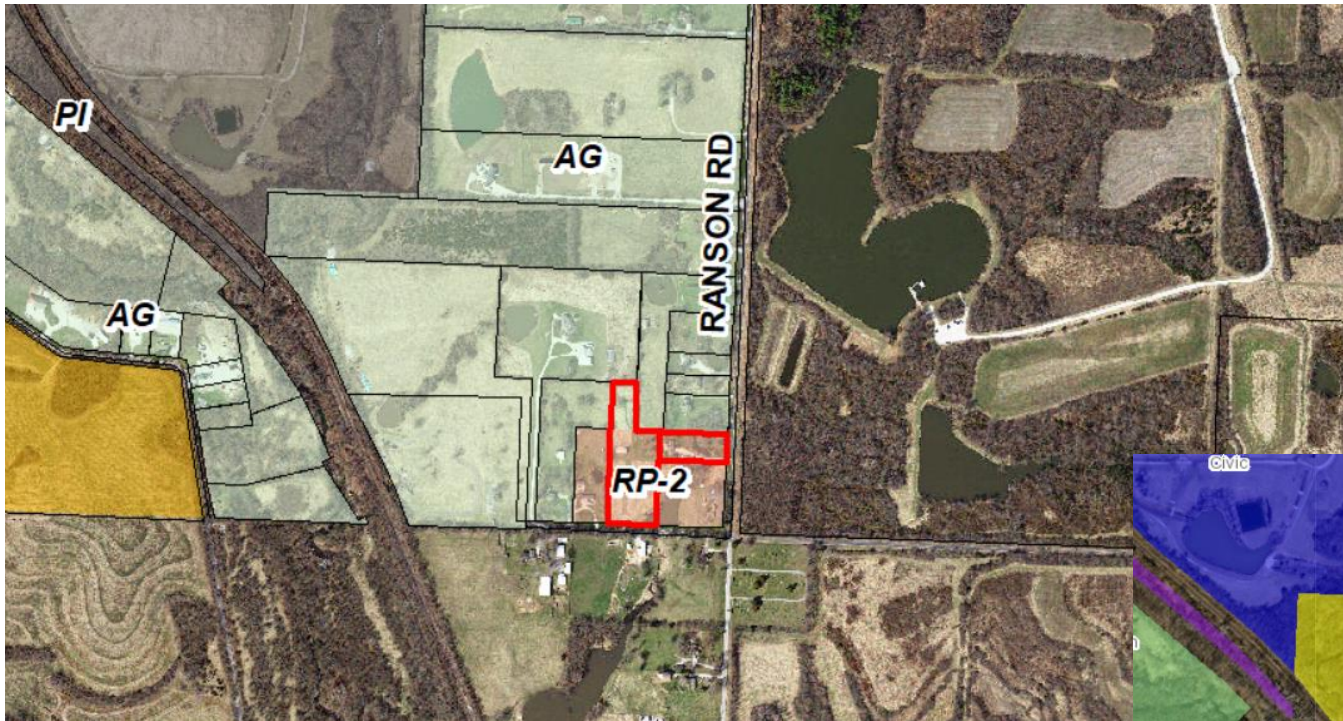
PL2024-078

2800 SE Ranson Rd
and
1300 SE Hook Ln
Rezoning from AG
and RP-2 to RLL



City Council – June 4, 2024

Zoning and Comp Plan



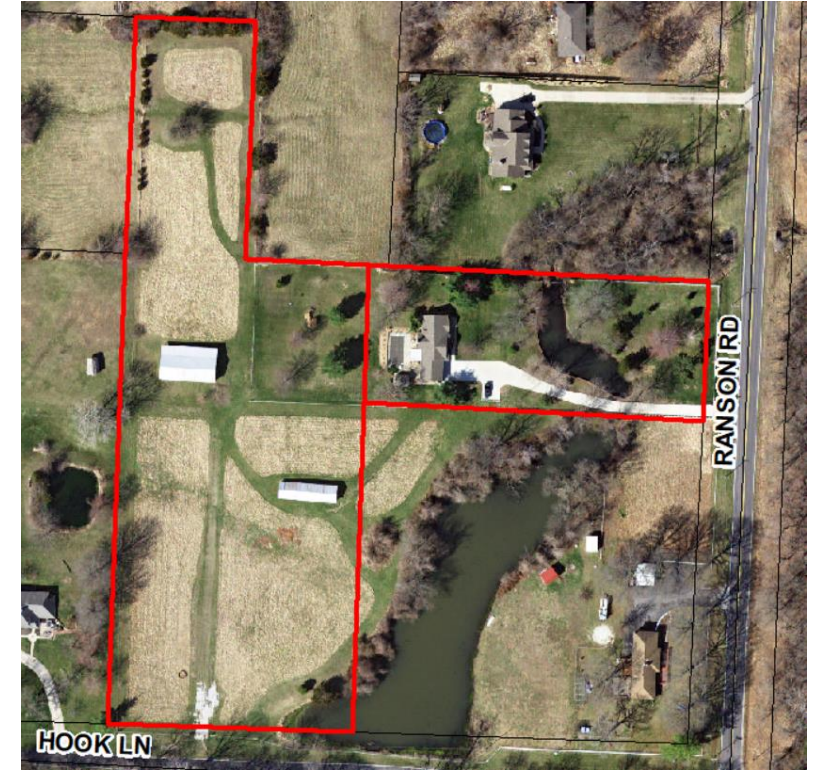
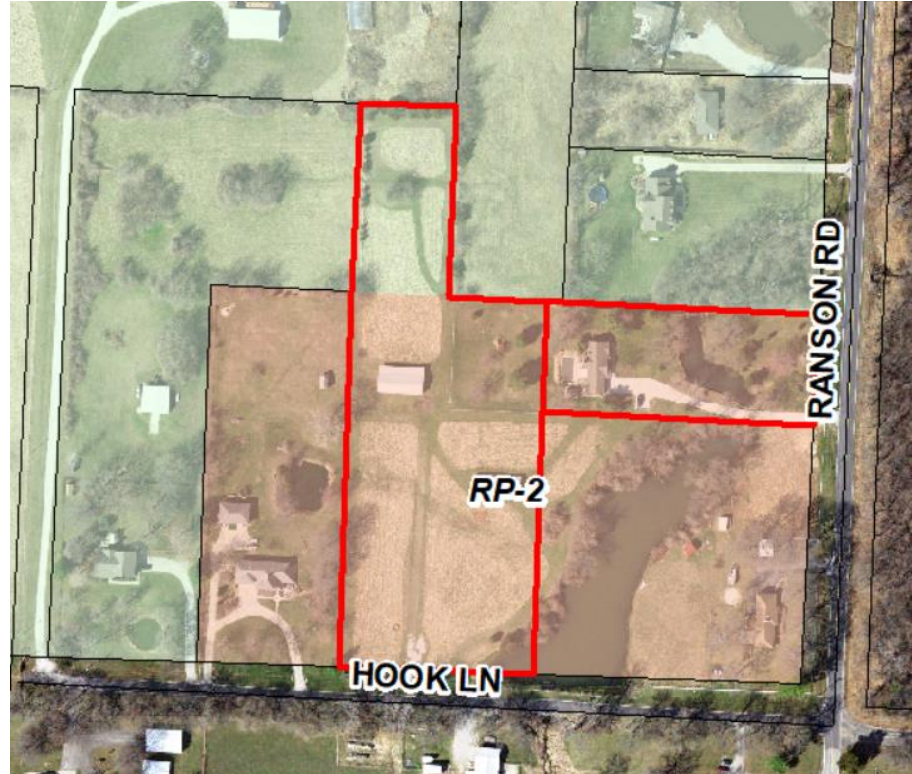
Rezoning

History

- 1968 – Barn/shed constructed
- 1971 – 11.2 acres rezoned from AG to R-2 (now RP-2)
- 1973 – Second barn/shed constructed
- 1984 – *Ranson Farms* plat recorded and single-family residence constructed.

Site Info

- 1.32 ac – 2800 SE Ranson Rd
- 4.03 ac – 1300 SE Hook Ln
- **5.35 total acres**



UDO Regulations

The UDO's use conditions for horse pasturing (non-commercial) include the following:

- Zoning: AG, RDR, RLL or R-1;
- Minimum lot size: One (1) acre;
- Maximum of one (1) horse per acre; and
- Horse pasturing is not to be used for commercial gain and is only to be used for the pleasure of the owner or current occupants of the principal dwelling located on the same lot.

	AG (Agricultural)	RDR (Rural Density Res.)	RLL (Res. Large Lot)	Existing Conditions
Minimum Lot Size	10 acres	1 acre	0.5 acres	5.35 acres
Front Yard Setback	50'/100' ^A	50'/100' ^A	30'	295'
Side Yard Setback	50'	50'	10'	31' (south); 49' (north)
Rear Yard Setback	50'	50'	30'	44'

^A – Minimum front setback in AG and RDR is determined by classification of street, or as established by existing homes on same side of streets.

Recommendation

Staff recommends approval of the rezoning from AG and RP-2 to RLL as requested.

PL2024-061

Chapman Rd Vacation of Right- of-way



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