Legislation Details (With Text)

File #:	2024-6274	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Presented
File created:	5/1/2024	**In control:**	City Council - Regular Session
On agenda:	6/4/2024	**Final action:**	6/4/2024
Title:	Public Hearing: Application #PL2024-078 - Rezoning from RP-2 and AG to RLL - 2800 SE Ranson Road and 1300 SE Hook Lane; Jaclyn Maloney, applicant.		
Sponsors:	Development Services		
Indexes:			
Code sections:			
Attachments:	1. PC Action Report, 2. Staff Report, 3. Rezoning Exhibit and Legal Description, 4. Applicant Narrative, 5. Neighborhood Meeting Minutes, 6. Location Map, 7. Staff Presentation		

Date	Ver.	Action By	Action	Result
6/4/2024	1	City Council - Regular Session	presented	
5/9/2024	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2024-078 - Rezoning from RP-2 and AG to RLL - 2800 SE Ranson Road and 1300 SE Hook Lane; Jaclyn Maloney, applicant.

Issue/Request:

The applicant recently purchased the subject properties to serve as her residence. The purpose for the applicant's request to rezone the property from RP-2 to RLL is to allow private horse pasturing as an accessory use to the current residential use and to resume use of the existing horse barn and shed on the property.

Horse pasturing for personal use is an allowed accessory use under the UDO on property zoned AG, as well as property that is both: 1) at least one (1) acre in size; and 2) zoned RDR (Rural Density Residential), RLL or R-1 (Single -family Residential). The UDO does not allow horse pasturing as an accessory use on property zoned RP-2. Horses were historically kept on the subject RP-2 property prior to the UDO going into effect in 2001 and as such was considered a lawful non-conforming accessory use. However, no keeping of horses has taken place on the property in over 180 consecutive days. If any lawful non-conforming use of land ceases for any reason for a period of more than 180 consecutive days, the lawful non-conformation status of said use is extinguished and cannot be resumed except in compliance with the current terms of the UDO. Should the proposed rezoning to RLL be approved, the subject 5.35-acre property would meet the conditions of the UDO allowing the pasturing of horses to resume.

Jaclyn Maloney, Applicant
Hector Soto, Jr., AICP, Senior Planner

With the condition contained in the staff report, the application meets the requirements of the UDO and DCM (Design and Construction Manual).

On a motion by Mr. Benbrook, seconded by Ms. Jana-Ford, the Planning Commission unanimously voted on May 9, 2024, to recommend approval of Appl. #PL2024-078 - REZONING from RP-2 and AG to RLL - 2800 SE

Ranson Rd and 1300 SE Hook Ln; Jaclyn Maloney, applicant.