

AGENDA MATERIAL

DATE 11/16/21

ITEM NO. RA16

Hoge/Oliver - 7960 E Cloud Road

Rezoning Proposal – District 1 – P21RZ00010

November 16, 2021

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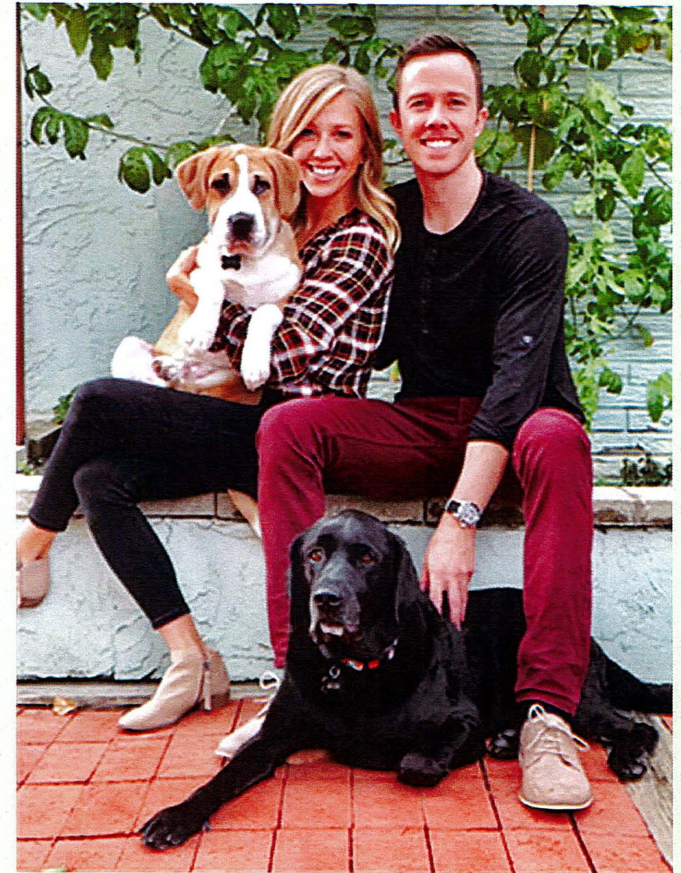


Introduction

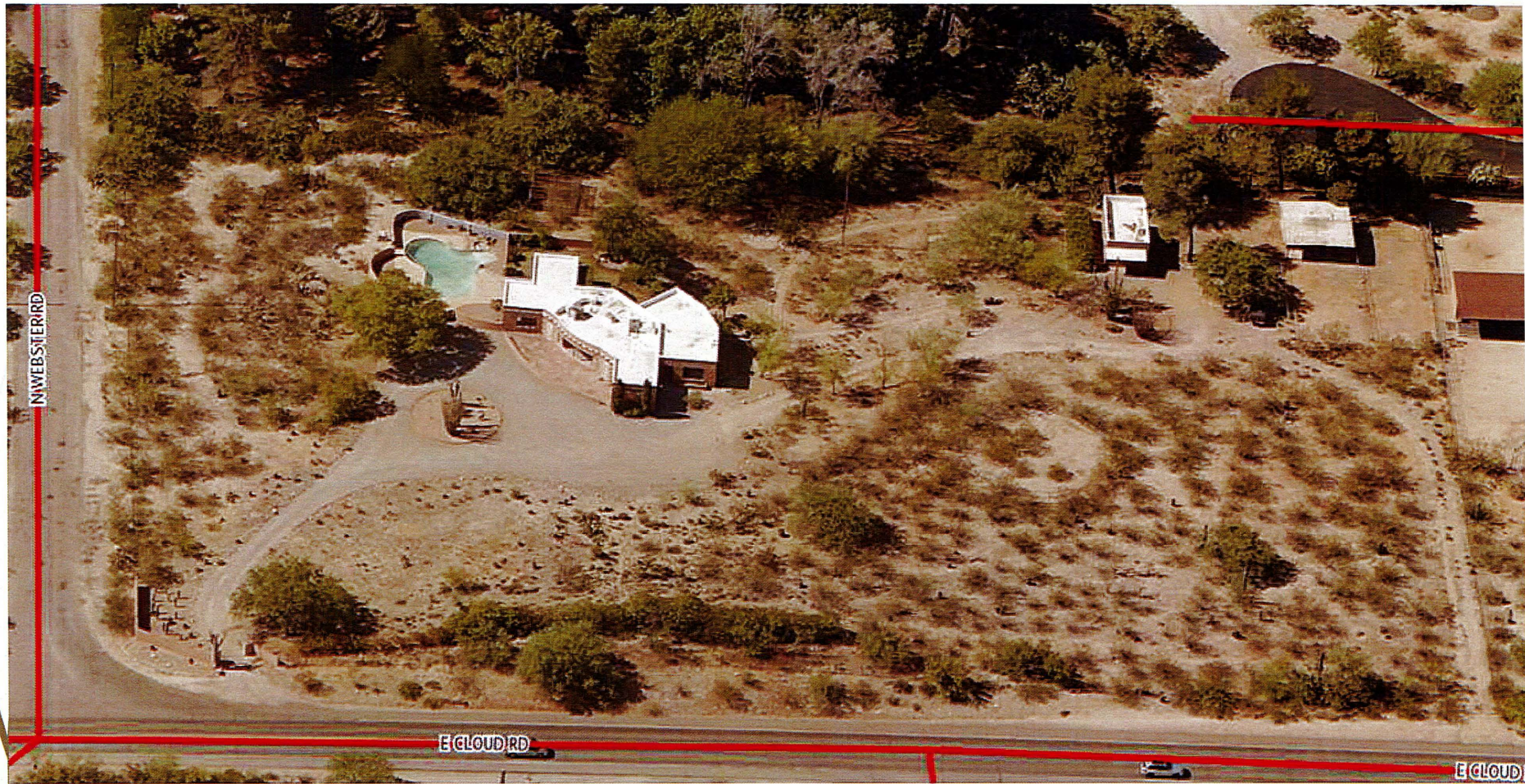
- ☐ Who We Are
- ☐ Aerial view of property
- ☐ Zoning and property facts
- ☐ Proposed lot split + sketch plan
- ☐ Q&A

The Hoge Family

- ❑ Hi! Our names are Reid and Sara Hoge and we moved back here, to Reid's hometown, in December 2020 after recently getting married.
- ❑ We fell in love with the property and views and decided to invest in renovating this 1950's house to become our forever home.
- ❑ We have two dogs, Bob + Odin, who love roaming the land.
- ❑ We are expecting a baby boy this December!



Aerial View of 7960 E Cloud Road

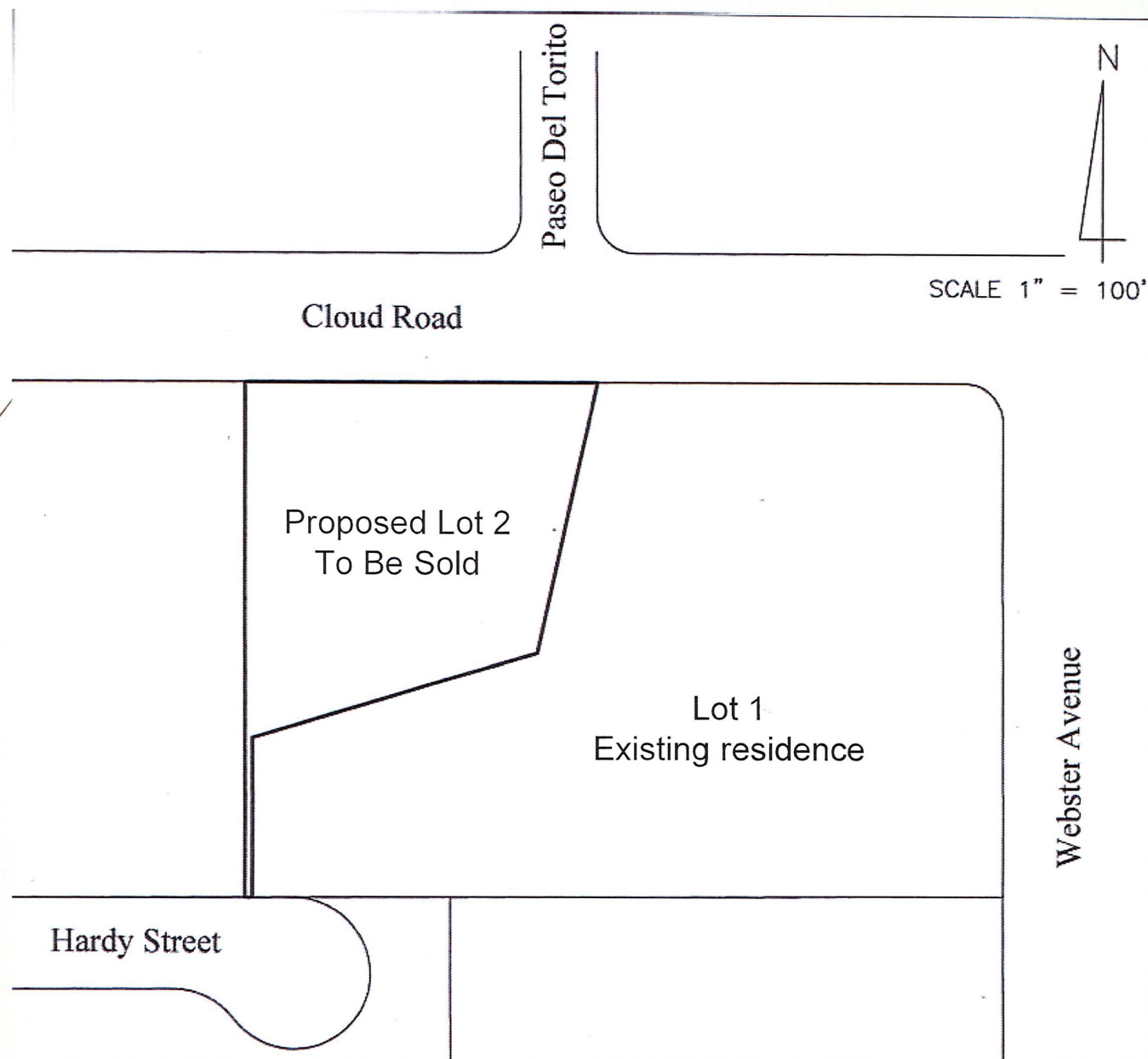




Zoning and Property Facts

- ☐ Approx. 4-acre site, relatively flat
- ☐ Currently Zoned as SR (Suburban Ranch)
 - ☐ Principal Use: Low density rural residential
 - ☐ Min lot size 3.31 acres (144,000 SF)
- ☐ Proposed zoning to CR-1 (Single Residence)
 - ☐ Principal Use: Single Family Residence
 - ☐ Min lot size 0.83 acres (36,000 SF)
- ☐ Proposed Lot split is a 2-lot design:
 - ☐ 3-acre lot – Retained for our residence (lot 1)
 - ☐ 1-acre lot – To be sold to a neighbor (lot 2)

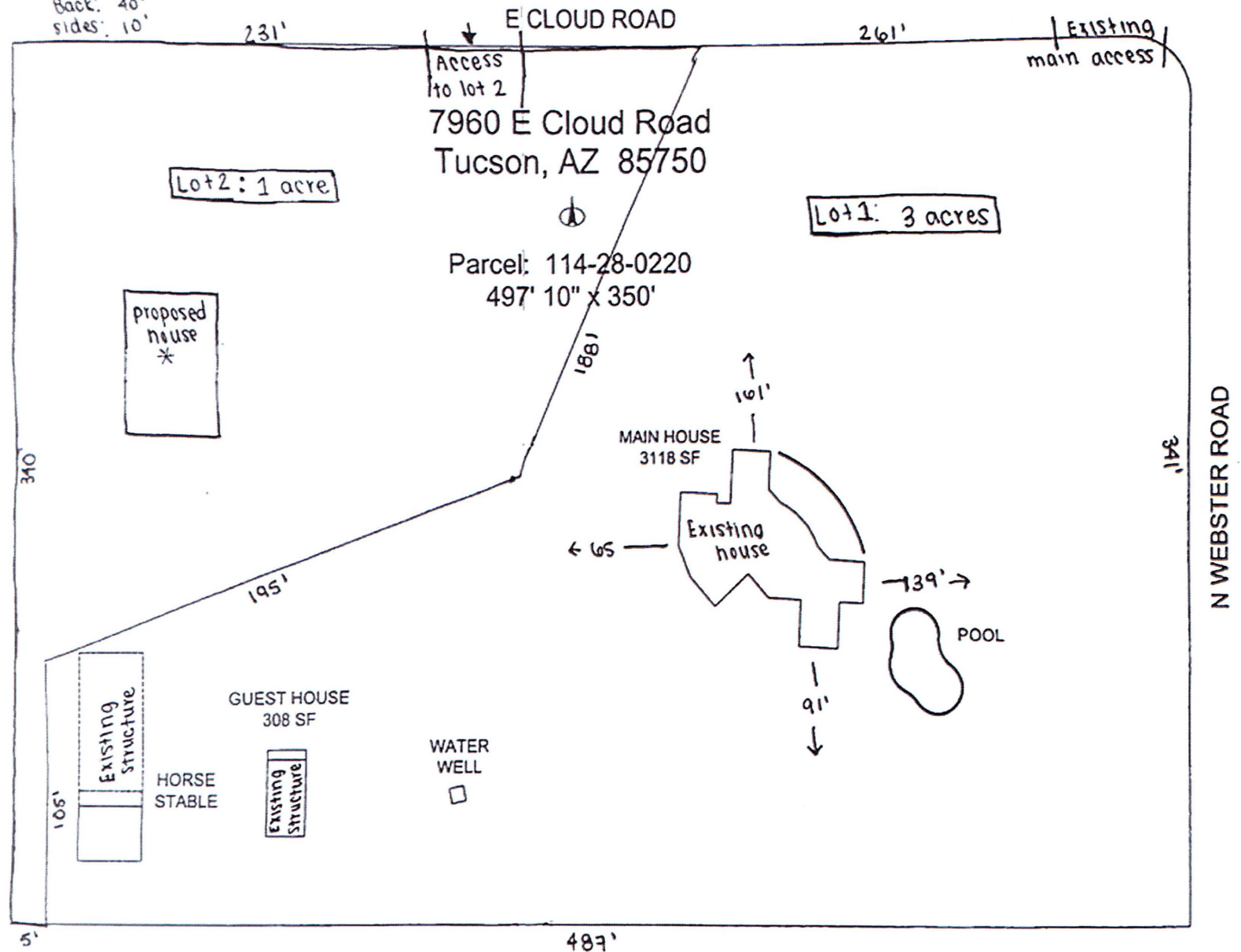
Proposed Lot Split



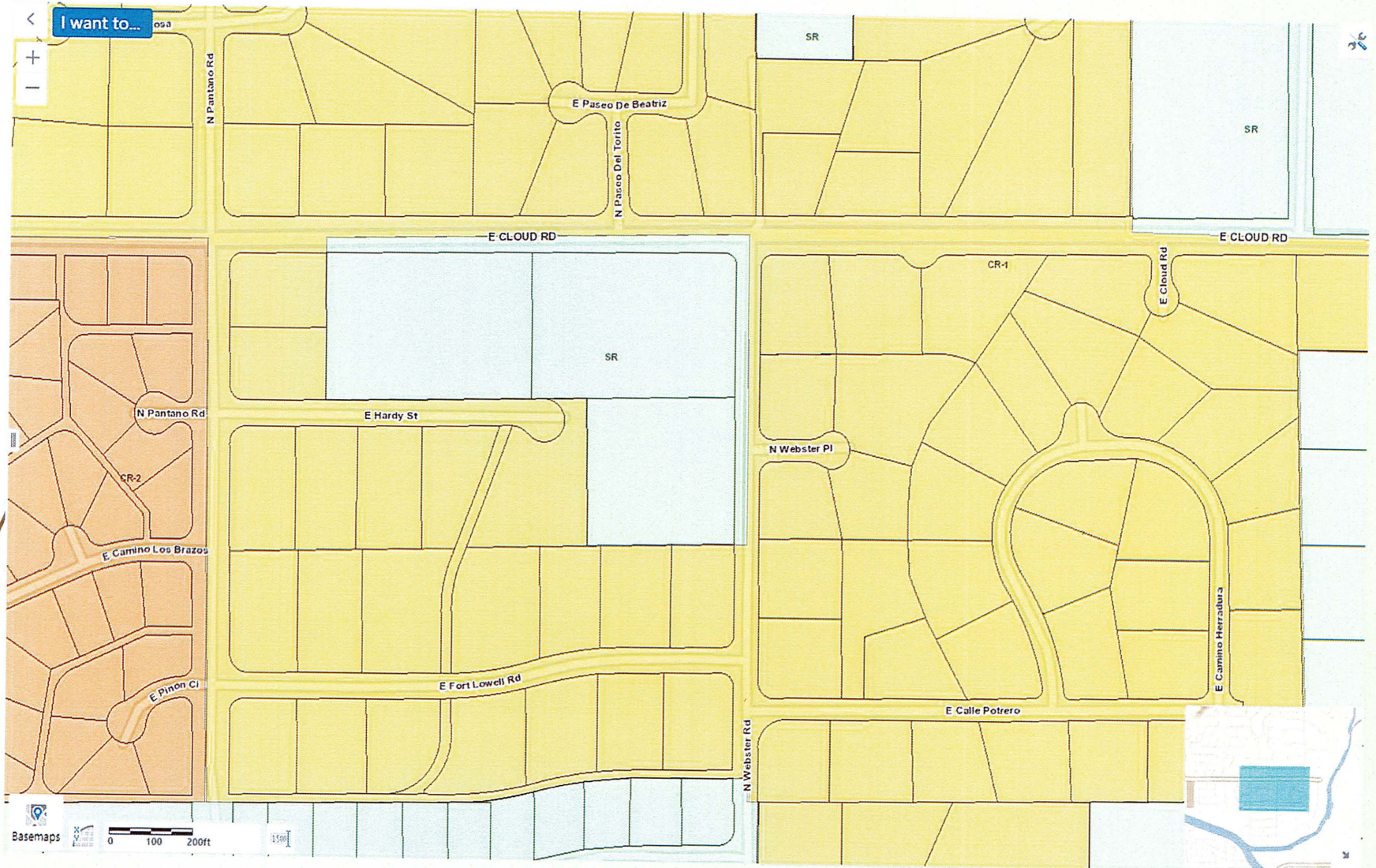
Sketch Plan

*proposed house
Setbacks to meet requirement for CR1+

Revised sketch 9/21



Current Zoning Map Surrounding the Property





Proposed Rezoning...

- ☐ Proposed residential development is compatible with other rezoned parcels in the surrounding area.
- ☐ According to planning report, increase in density of two parcels should have a minimal effect on the surrounding properties.
- ☐ Proposed density complies with the Low Intensity Urban 1.2 plan designation, which is a max density of 1.2 residences per acre (RAC).
 - ☐ Proposed density = 0.5 RAC
- ☐ Staff recommends approval for rezoning to CR-1.
- ☐ Historic precedence with rezoning from SR to CR-1.
 - ☐ 11 rezoning requests approved between 1971 and 1998 from SR to SR-2, CR-1, CR-2
- ☐ Keeping with surrounding neighborhood feel, design, and density
- ☐ Have entered into a contractual agreement with neighbor to purchase Lot 2, assuming successful rezoning and lot split.
- ☐ Have rezoning support from all adjacent neighbors that boundary our property
- ☐ The sole property owner on the Hardy St. Cul-De-Sac disagrees with the County's position to restrict our access to Hardy Street (Cul-de-sac).



Q & A

THANK YOU!!