Agricultural/Residential Rezoning 8341 Gladstone St.

APPLICANTS: JARROD SAULNIER & CINDY MASSE

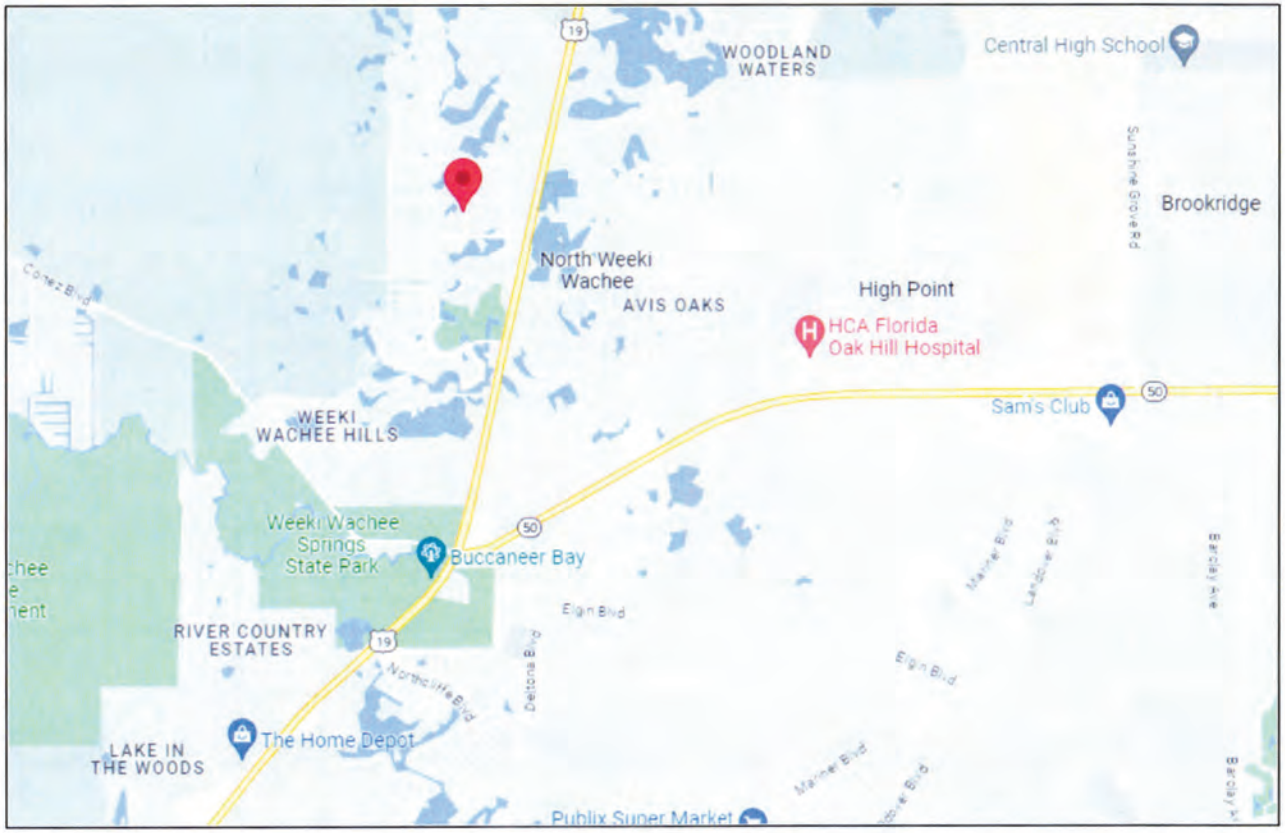
BOARD OF COUNTY COMMISSIONERS

JULY 11, 2023

FILE H-23-04

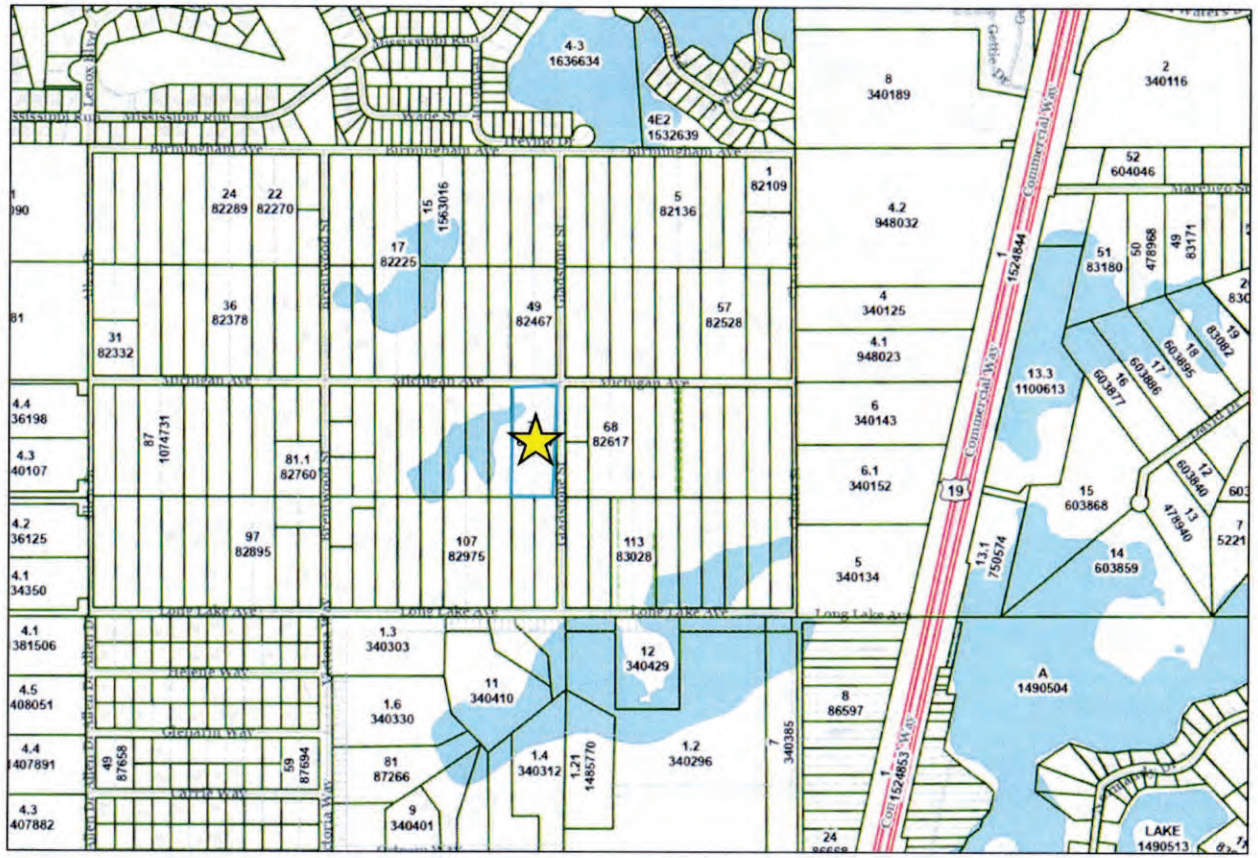
Property Location

- 3.6 acre parcel
- On the corner of Gladstone St. and Michigan Ave
- Parcel Key: 00082644



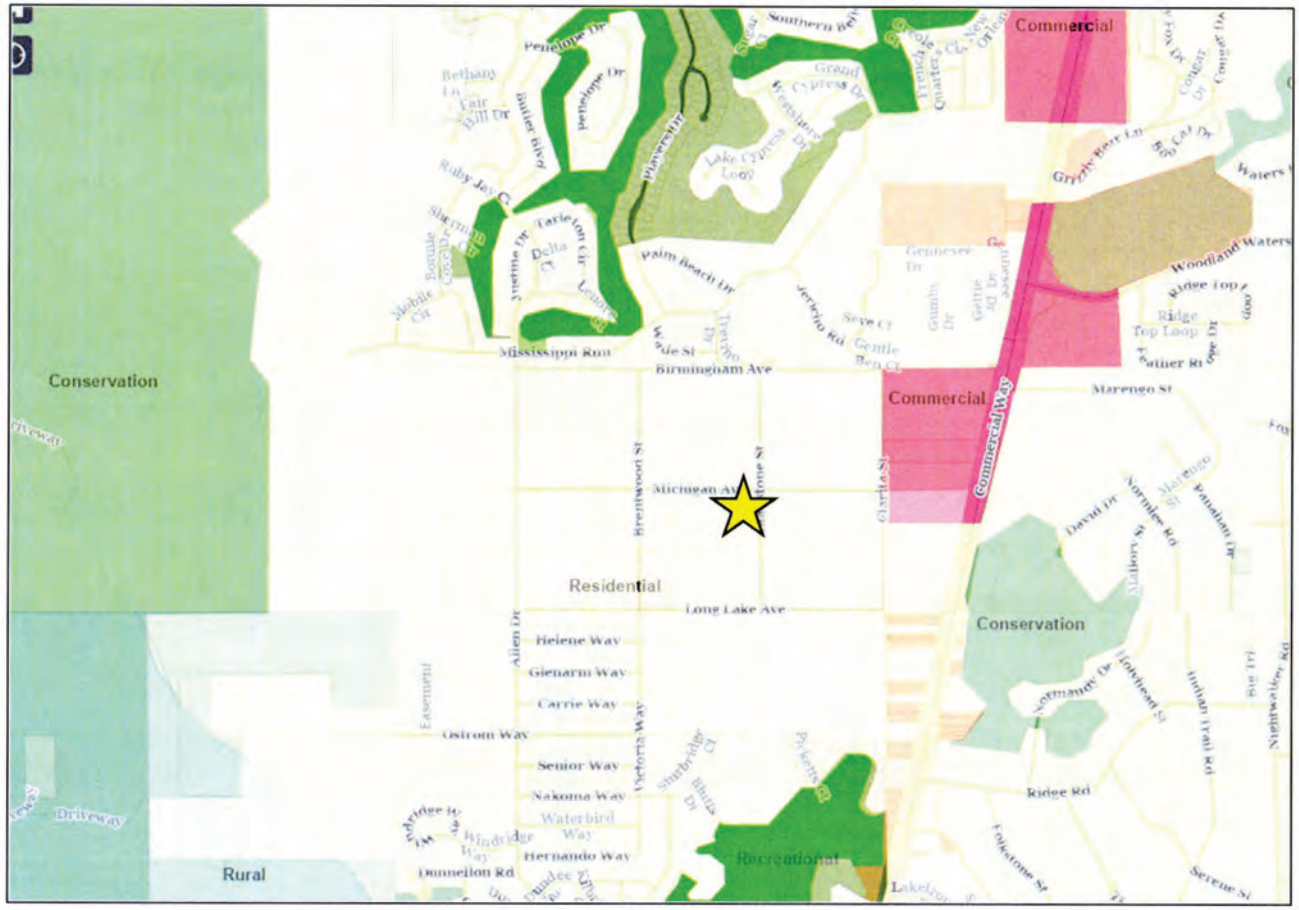
Request

- Rezone from R-1C to AR-2
- Current Use: Single Family Residential
- Proposed Use: Single family residential with personal agricultural activity
- Associated site changes to facilitate:
  - Personal agriculture
  - Cultivation of edible plant crops
  - Aquaponics



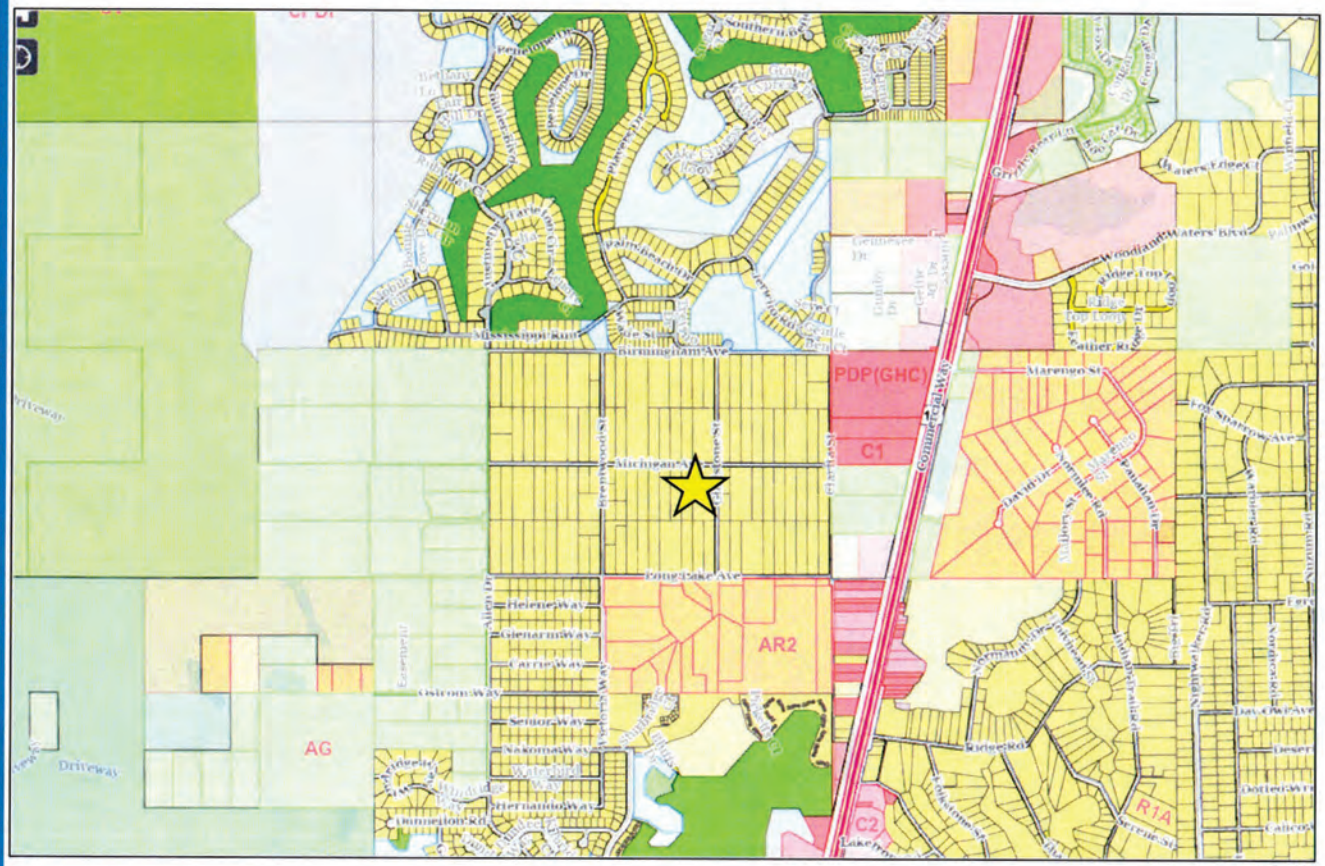
Future Land Use

- Residential

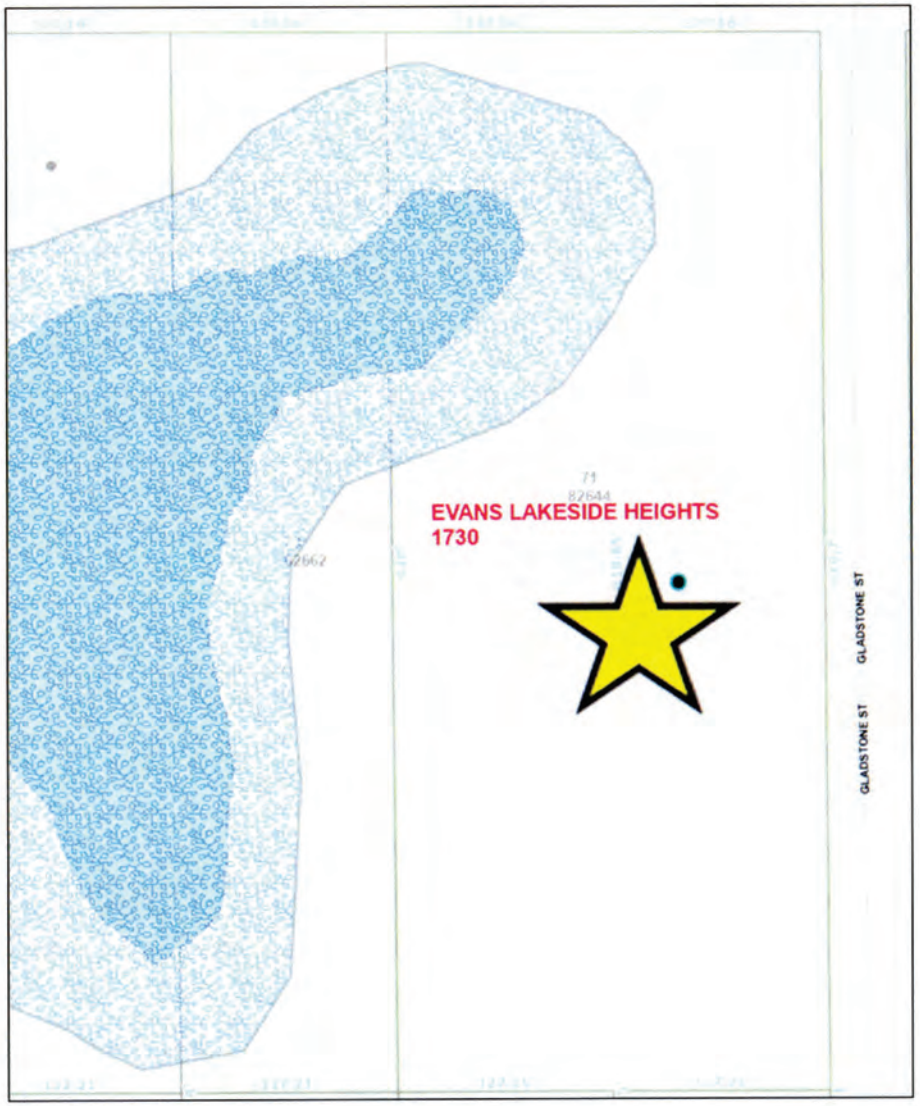


Zoning

- Current: R1-C (Residential)
- Proposed: AR-2 (Agricultural/Residential)



Map of AE Flood Zone

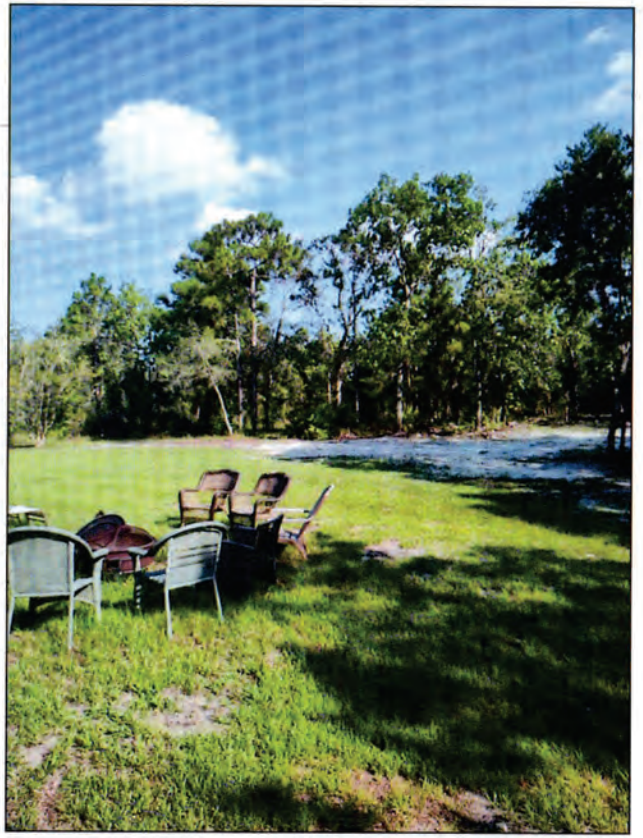


Residential Category

Objective 1.04B:	The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.
Comments:	The parcel is within the Residential Land Use classification and is surrounded by residential parcels that are 1.8 acres or larger. The AR (Agricultural Residential) district is intended to provide transition from agricultural parcels into the single-family category. The area is characterized by AR (Agricultural Residential) to the south and AG (Agricultural) to the west. Considering the surrounding parcel minimum acreage, the proposed rezoning is consistent with the strategies for residential density and the pattern of land development within the surrounding.

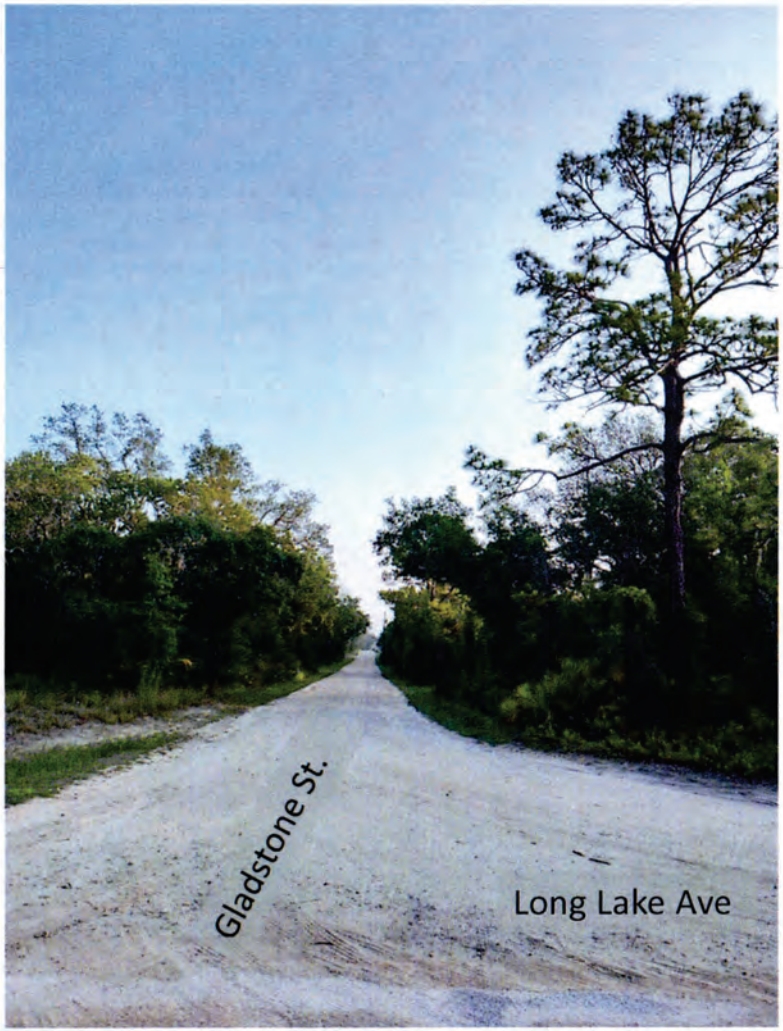
Existing Home

Existing Property

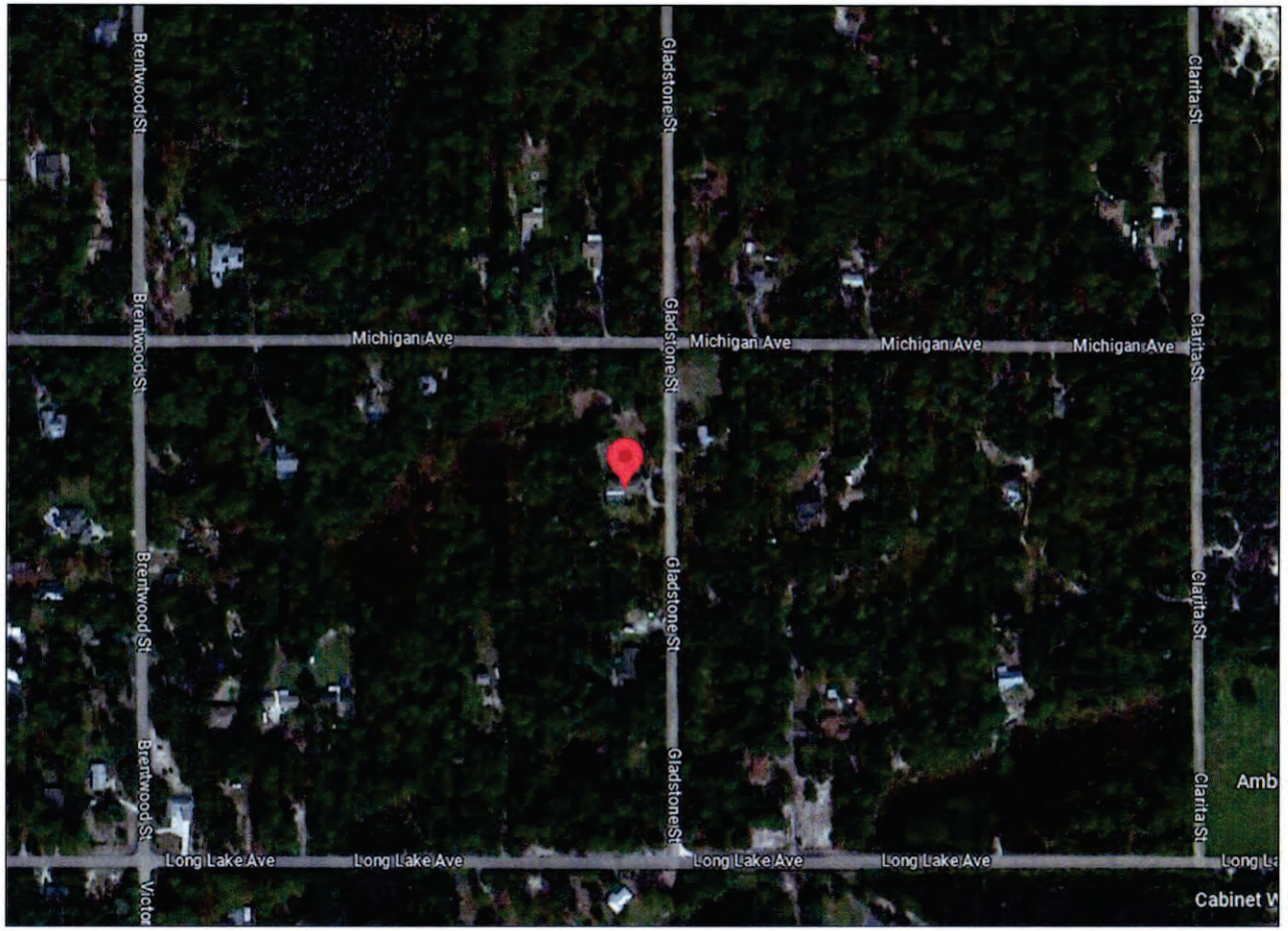


Surrounding Area
(Looking South on Gladstone St.)

Surrounding Area
(Looking North on Gladstone St.)

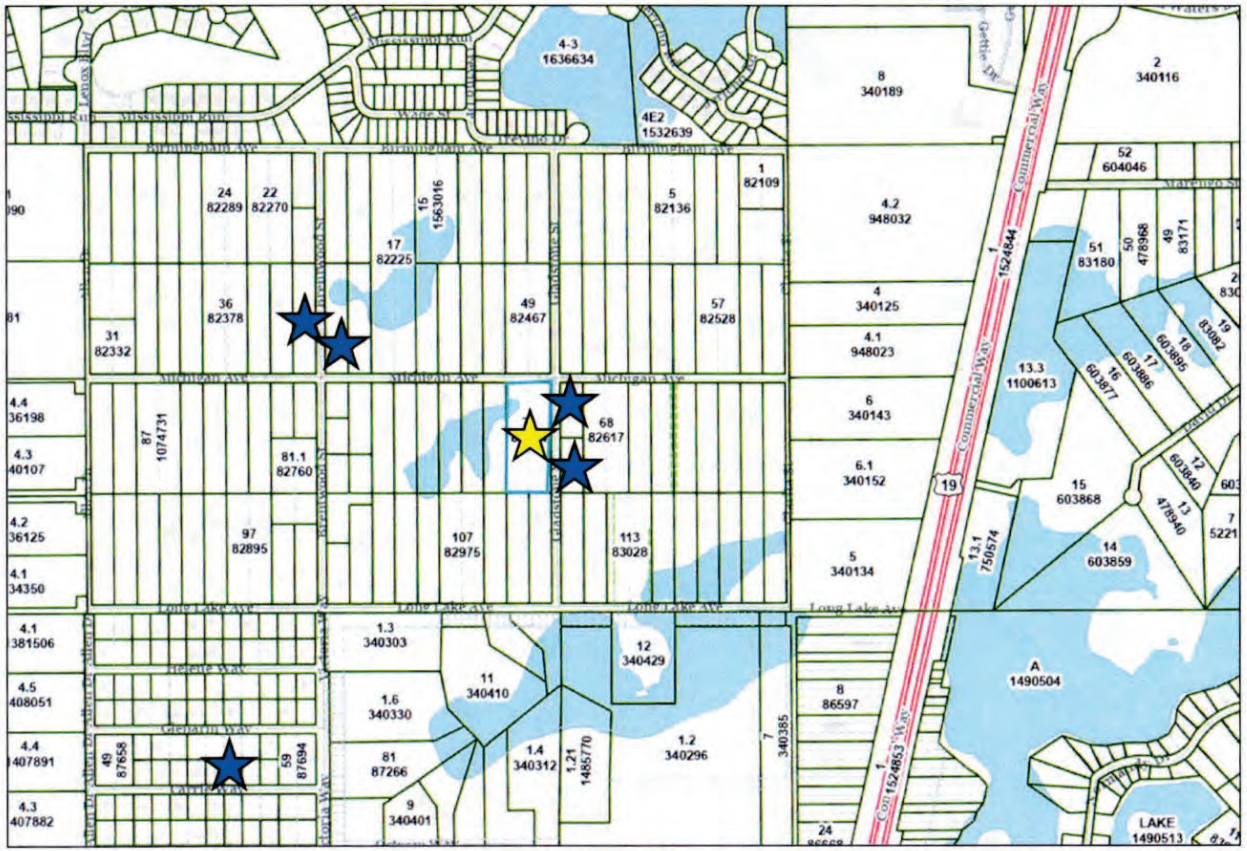


Surrounding Area (Imagery)



Letters of Support

- Shelly Jill Mathews & Michael Hill
  - 9055 Michigan Ave
- Debra Miller
  - 8414 Brentwood St.
- Lindsey Walton
  - 9011 Carrie Way
- Louis Caputo
  - 8368 Gladstone St.
- Elise & Joshua Jeffreys
  - 8378 Gladstone St.



Conclusion

- Staff found rezoning proposal ***consistent*** with comprehensive plan and recommends ***approval***.
- Respectfully request ***approval***.