



MEMORANDUM

Date: May 15, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: 718 Monticello Drive
Rezone (non-PUD)
Map - 054
Parcel(s) – 009.00

Request: The property owner requests a rezone approval for property located at 718 Monticello Drive in District 2.

Analysis: The subject property is located at the end of the street and on the south side of Monticello Drive and consists of 15.54 acres. The property includes a single-family house and accessory buildings. The request is a zone change from RS-40 to AR-40 due to the presence of animals being kept here. A summary of the request is below.

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
718 Monticello Drive	Low Density Residential, Parks & Greenways	N/A	RS-40	AR-40

Future Land Use Plan: This property is in the City limits. The City's future land use plan identifies this area as low density residential. The request is consistent with the land use plan, no change is required or sought.

Zoning: Current zoning is RS-40, requested is AR-40, the land use plan is supportive of this request.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

- 1. Is in agreement with the general plan for the area, and*
- 2. does not contravene the legal purposes for which zoning exists, and*
- 3. will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
- 4. is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*

5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Summary: This rezone request is for RS-40 to AR-40 and the City's land use plan supports the request.

Recommendation: Staff recommends forwarding the rezone request for 718 Monticello, from RS-40 to AR-40, to the Board of Commissioners with a positive recommendation, subject to the conditions below:

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to AR-40 zoning shall apply to the property should the rezone be approved by the Board of Commissioners.