



CITY COUNCIL MEMORANDUM

ITEM: Ordinance 2019-43; Rezoning & Variance Request- 827 E. Old Route 47 - Ricketts	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Callie Jo McFarland, Community Development Director
ATTACHMENTS: (X) Ordinance (X) OTHER SUPPORTING DOCUMENTS	DATE: August 20, 2019

BACKGROUND:

Applicant: John Ricketts, owner of 827 E. Old Route 47- currently outside of City limits.

The private septic system at 827 E. Old Route 47 is no longer able to serve the property, and because public utilities have been extended since the original system was installed, connection to the public sewer system is required. Connection cannot occur to the City utilities unless the property is annexed, or an annexation agreement has been acted upon.

Upon annexation, the parcel would be designated as the most restrictive designation- Urban Residential. This designation is not consistent with the adjacent residential parcels, so staff is requesting the property be rezoned to Suburban Residential (RS).

The parcel of property, which contains two existing structures- a single family residence and a garage- is 9,568 square feet, which is less than the minimum area for residential use. Additionally, the residence would encroach into the front yard setback. To bring the property into compliance prior to annexation, the property owner is requesting a variance to reduce the minimum lot area for residential use in an RS zone from 18,500sf to 9,568sf; and a reduction to the front yard setback from 30' to 10.7'. These actions would be contingent upon the annexation approval by the City Council.

A public notice was published in the July 31, 2019 edition of the Piatt County Journal Republican, and all adjacent property owners were notified by certified mailing, as per state statute. The Planning & Zoning Board held a public hearing at their August 19, 2019 meeting, where public comment was solicited, and no public comment was made. The Planning & Zoning Board voted to recommend approval of the variance and rezoning requests, 7 yes, 0 no.

RECOMMENDED ACTION:

It is recommended that the City Council discuss and vote on whether to approve or deny these rezoning and variance requests.