

**REZONING &
SUBDIVISION STAFF REPORT****Date: September 18, 2003****APPLICANT NAME**

Steve Greene

SUBDIVISION NAME

Riviere Oaks Place Subdivision

LOCATIONNorth side of Riviere du Chien Road, 230'± West of C.S.X.
Railroad right-of-way.**PRESENT ZONING**

R-1, Single-Family Residential

PROPOSED ZONING

R-A, Residential-Agriculture

AREA OF PROPERTY

19.0± Acres 6 Lots

CONTEMPLATED USE

Single-Family Dwellings with Facilities for Horses.

It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.

TIME SCHEDULE

Immediate

ENGINEERING**COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

URBAN FORESTRY**COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (City Code Chapters 57 and 64 and State Act 61-929).

REMARKS

The applicant is proposing development of the site as a six lot residential subdivision with facilities for the residents to have horses, and the provision of a common area as a pasture for the residents' horses. The Zoning Ordinance requires R-A zoning for horse farms.

The majority of the immediate area, to the West of the railroad tracks, is undeveloped and heavily wooded; properties to the East of the railroad tracks are developed with single-family residences.

This area is shown on the General Land Use component of the Comprehensive Plan as residential. However, the Comprehensive Plan is meant to be a general guide, not a detailed lot and district plan or mandate for development. The Planning Commission and City Council may consider individual cases based on additional information such as the classification requested, the surrounding development, the timing of the request and the appropriateness and compatibility of the proposed use and zoning classification.

R-A, Residential Agriculture allows for both residential and agricultural use. As the General Land Use component does not distinguish between residential uses, or specifically address Residential-Agricultural uses, the proposed rezoning would be considered in compliance with the plan.

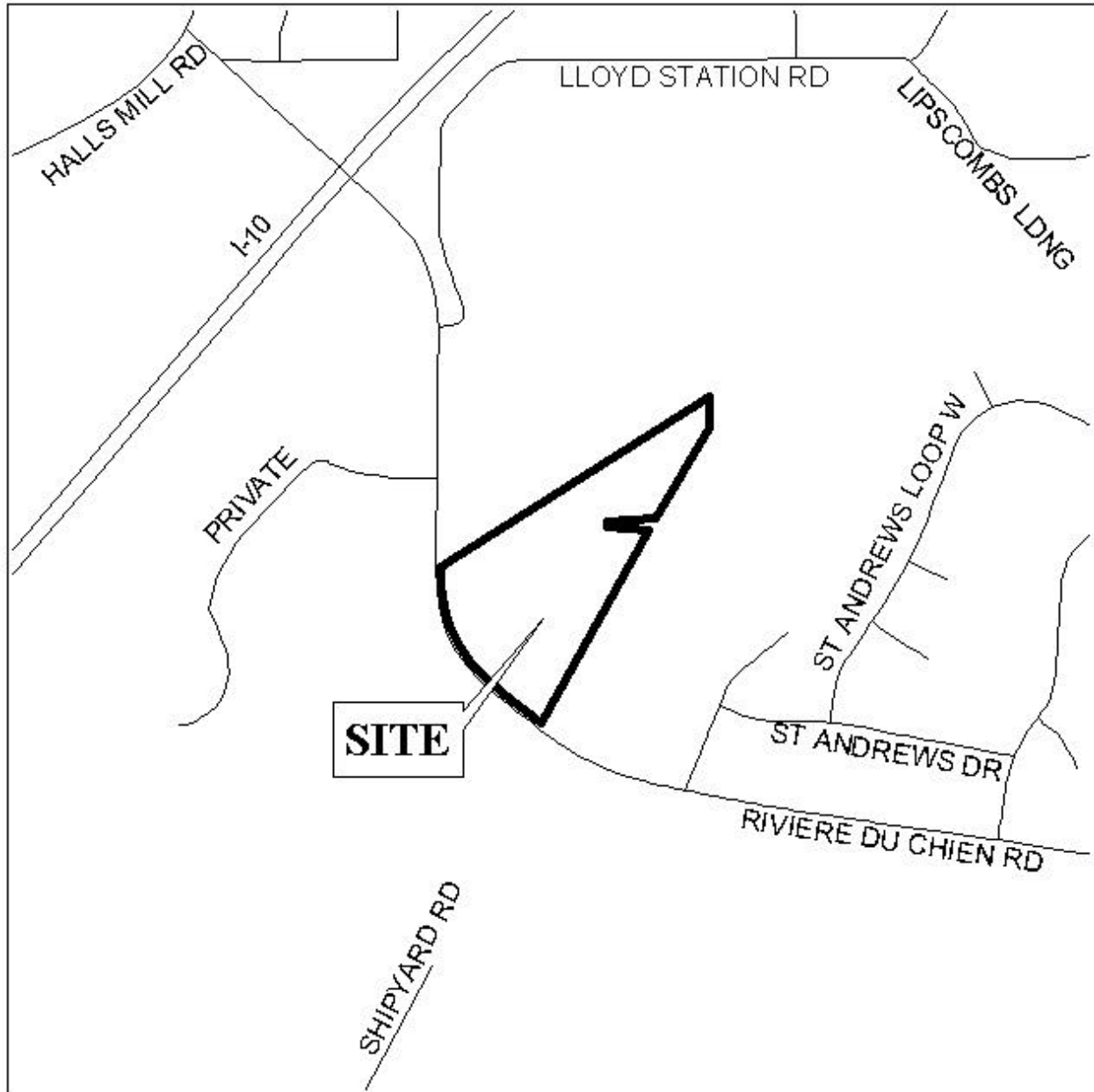
The applicant has indicated that the site contains an area of wetlands that is not reflected on the plat submitted. Therefore, approval of these applications would require the developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits.

RECOMMENDATION

Rezoning: Based on the preceding, it is recommended that this application be approved subject to the following condition: 1) the developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits; and 2) full compliance with all municipal codes and ordinances.

Subdivision: the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following condition: 1) placement of a note on the final plat stating that maintenance of the common area shall be the responsibility of the property owners; and 2) the developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits.

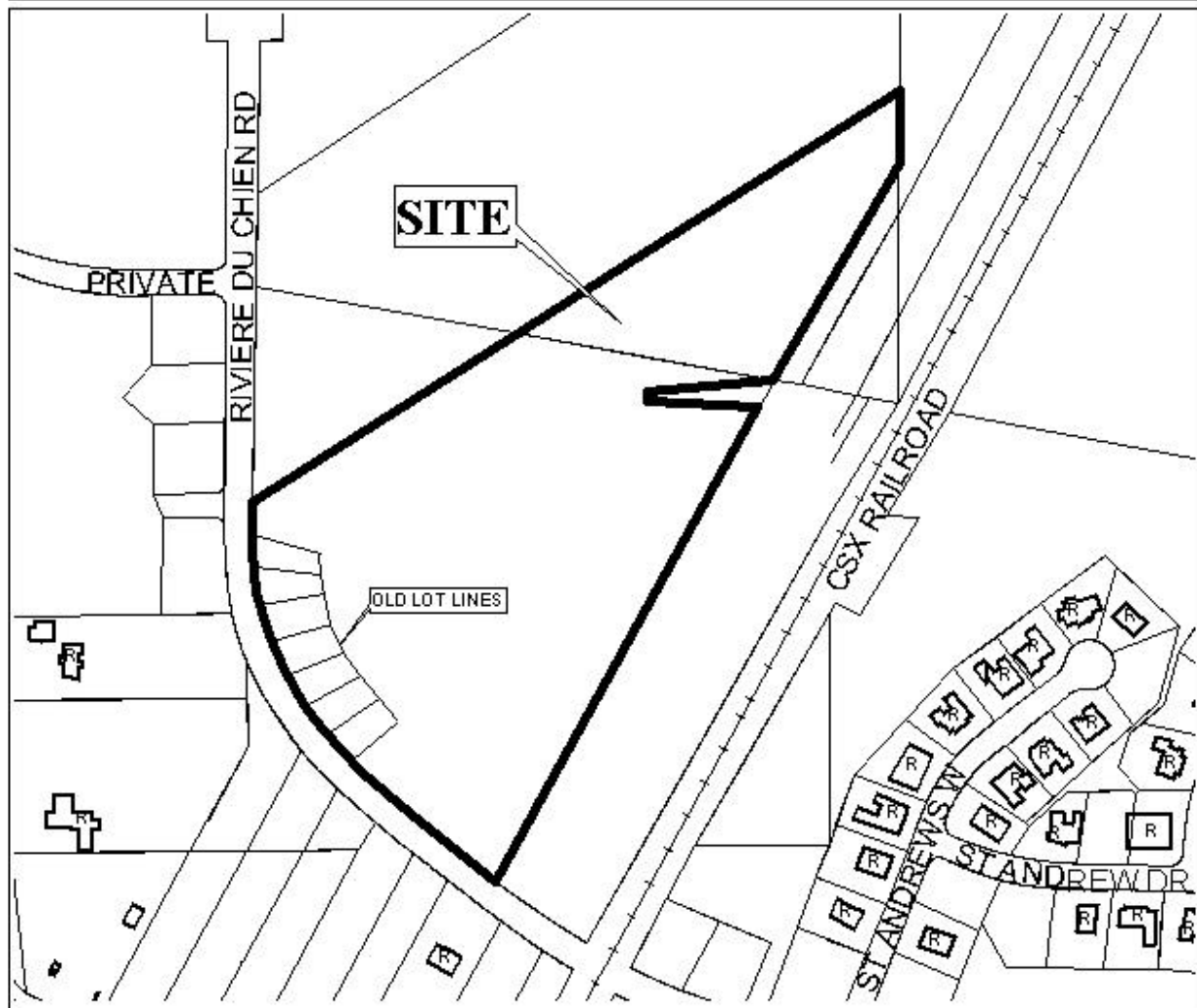
LOCATOR MAP



APPLICATION NUMBER 1 & 2 DATE September 18, 2003
APPLICANT Steve Greene
REQUEST Rezoning from R-1 to R-A, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North, East, and West of the site are vacant properties,
with single family residential dwellings located to the South.

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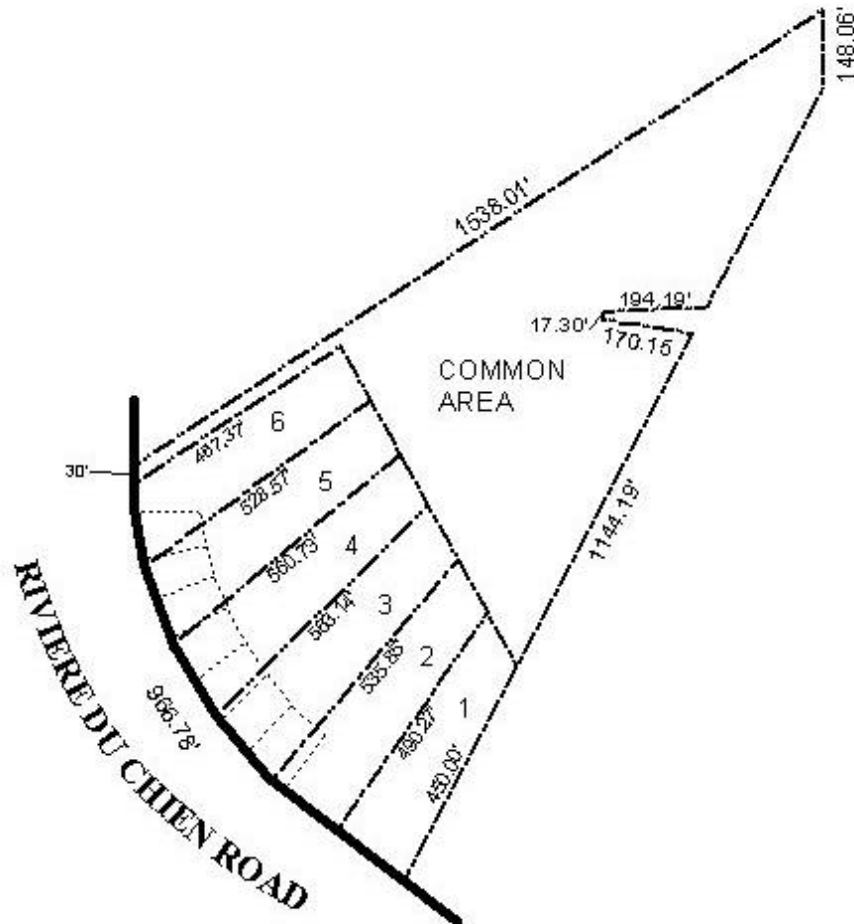
LEGEND



NTS



SITE PLAN



The site is located on the North side on Riviere Du Chien Road, 230' West of the C.S.X. Railroad right-of-way. The plan illustrates the proposed subdivision.

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USE/REQUEST Rezoning from R-1 to R-A, Subdivision



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