

Planning Commission Staff Report

Applicant

Raymond and Grace Brandt
2463 Kanza
Hillsboro, KS 67063

Application

Application number ZP04.061. Applicant is requesting to rezone ten (10) acres from "A" Agriculture Zone District to "RR" Rural Residential Zone District.

Project Description

Mr. and Mrs. Brandt own more than forty (40) acres in the southeast quarter of Section 4, Township 19 South, Range 2 East. The residence is located four miles north of the City of Hillsboro.

This home-site contains one residence of approximately 1078 sq. ft. and one detached garage of 24' x 27.' The private wastewater system that serves this property is not compliant, owners have started construction to update system. This property is served by rural water. This property also is served by a private water well that has been used for livestock.

Planning Issues

The Public Hearing Notice and Adjacent Property Owner Notification has not been completed in accordance with the Marion County Zoning Regulations and Kansas State Statutes. No public comments have been received as of September 10, 2004.

The purpose of the "RR" Rural Residential Zone District is to provide a transition zone between agricultural lands and low-density rural residential development. Article 3 of the Marion County Zoning Regulations states that "RR" is suitable in rural locations where adequate public roads and public services are available, but is not suitable in all rural locations. It is inappropriate in areas predominately agricultural in character where public services are adequate only to meet the needs of farm residences and farm operations.

Factors to be considered in a change of zoning classification:

- 1) Whether the change in classification would be consistent with the intent and purpose of the Marion County Zoning Regulations.
- 2) The character and condition of the surrounding neighborhood and its effect on the proposed change.

- 3) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.
- 4) The current zoning and uses of nearby properties, and the effect on existing nearby land uses upon such a change in classification.
- 5) Whether every use that would be permitted on the property as reclassified would be compatible with the uses permitted on other property in the immediate vicinity.
- 6) The suitability of the applicant's property for the uses to which it has been restricted.
- 7) The length of time the subject property has remained vacant or undeveloped as zoned; provided, the use of land for agricultural purposes shall be considered as viable use of the land and not be considered as allowing the land to be vacant or undeveloped.
- 8) Whether adequate sewer and water facilities, and all other needed public services including transportation, exist or can be provided to serve the uses that would be permitted on the property if it were reclassified.
- 9) The general amount of vacant land that currently has the same zoning classification proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances that make a substantial part of such vacant land available or not available for development.
- 10) The recommendations of permanent or professional staff.
- 11) Whether the proposed amendment would be in conformance to and further enhance the implementation of the Comprehensive Plan.
- 12) Whether the relative gain to the public health, safety, and general welfare outweighs the hardship imposed upon the applicant by not upgrading the value of the property by such a reclassification.
- 13) Such other factors as may be relevant from the facts and evidence presented in the application.

Section 4 of Risley Township does not contain a "RR" Rural Residential Zone District at present time.

Parcel is located within one half of a mile from a large dairy operation.

Parcel is located approx. three quarters of a mile from HWY 15.

Staff Recommendation

Approve a recommendation to rezone ten (10) acres from "A" Agricultural Zone District to a "RR" Rural Residential Zone District. Include recommendation for restrictive covenant to prevent contest of agricultural externalities from adjacent agricultural use. (REASON: Application is comparable to precedent set by approval of similar applications.)