



Meeting Date: May 20, 2013
 Agenda Item: # 6 & 7

**VILLAGE OF HOWARD PLAN COMMISSION
 STAFF REPORT**

REPORT TO: Burt McIntyre, President
 Village Plan Commission
 Village Board of Trustees

REPORT FROM: Dave Wiese, Director of Community Development

REPORT SUBJECT: Agenda Item #6 & 7
 Action on the request from Rhonda Schmid to rezone 4343 Shawano Avenue
 VH-38-1 from R-5 Rural Estate Residential to R-1 Residential Single Family

BACKGROUND

BASIC INFORMATION	
Project Name	Schimd Rezoning
Applicant Name/Contact No.	Rhonda Schmid
Consulting Planner and/or Engineer	N/A
Size of Parcel	1.99 Acres
Existing Zoning	R-5 Rural Estate Residential
Requested Zoning	R-1 Residential Single Family
Abbreviated Legal	VH-38-1
Comp. Land Map Designation	Residential Neighborhood

ADJACENT LAND USE/ZONING MATRIX		
<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Village Park	A-1 Exclusive Ag
South	Agriculture	A-1
East	Ag & Single-Family	A-1
West	Vacant	A-1

ZONING CONSISTENCY MATRIX		
	<i>Required</i>	<i>Provided</i>
Zoning Requested:		
Minimum Development Area	12,150 square feet	1.99 acres
Minimum Lot Width	90 feet	268 feet

BACKGROUND

The applicant is requesting rezoning for a 1.99-acre parcel on Shawano Avenue. The parcel has two homes located on it. The applicant would have the ability to divide the lot into two separate parcels.

REZONING CRITERIA

Section 17.20(9)(c) of the Zoning Ordinance requires, "Where the purpose and effect of the proposed ordinance amendment is to change the zoning district classification of a particular property, the Plan Commission shall make findings based upon evidence presented to it in each specific case with respect to the following matters:

1. Existing land uses within the general area of the property in question.
2. The zoning district classification of land within the general area of the property in question.
3. The suitability of the property in question to uses permitted under the existing zoning district classification.
4. The trend of development in the general area of the property in question, including recent changes, if any, in zoning district classification."

EXECUTIVE ANALYSIS

1. **Zoning** The property is presently zoned R-5 and the current use of the property as well as the use of all surrounding properties is residential in nature. Rezoning the property would create consistency with development that has taken place in the area.
2. **Floodplain, Shoreland Zoning & Stormwater Management** N/A
3. **Land Division** No land division is being proposed in this request.
4. **Fire Protection** The property is located approximately .5 road miles from the nearest fire station.

RECOMMENDED ACTION BY THE PLAN COMMISSION

Based on the above rezoning criteria, staff recommends approval of this request. The uses permitted in the R-1 zone are consistent with existing uses in the area.

When reviewing the Finding of Facts as outlined in 17.20(9)(c) the following criteria have been satisfied:

- Consistent with existing land use in the area
- Consistent with the zoning in the area
- Not suitable for development under the current zoning because utilities have been extended
- It is consistent with the trend of development in the area
- The property is larger than 25,000 square feet in size and has more than 200 feet of frontage

ATTACHMENTS

- I Plat map showing location of subject property

ATTACHMENT I

