

AGENDA ITEM F. PUBLIC HEARING

4. Local Option Zoning District; Ridgeway Area

STAFF REPORT

PC MEETING: October 23, 2017

**Applicant's Contact:** Jeremy and Jill Sorhus

**Legal Description:** Lot 1 and Tract A, Lakeside Gardens Subdivision, according to Plat 2007-134, Kenai Recording District.

**Location:** 38220 Conner Road.

**BACKGROUND INFORMATION:** The applicants have submitted a Local Option Zoning District (LOZD) application signed by the record owners of the above described property. This property has recently received preliminary plat approval. The applicants have requested that the property be zoned Single-Family Residential (R-1). The applicants own 100 percent of the property proposed to be included in the LOZD. KPB 21.44.030B allows an LOZD to be proposed at the time of preliminary or final plat approval.

On September 25, 2017 the Plat Committee approved the McKinley Estates preliminary plat (File 2017-122). The approved preliminary plat consists of 29 lots ranging from 0.999 acres to 6.152 acres. The Planning Department has determined that the proposed boundaries are appropriate based upon land use, location, access, soils, topography, availability of utilities, encumbrances and permits. The subdivision is proposed to be final platted in phases with the first plat consisting of Lots 1 through 8 and Lot 19 with the remainder platted as Tract A.

The proposed ordinance adopting the zoning will be provided to the planning commission as a laydown, following legal review.

**PUBLIC NOTICE:** Public notice of the application was mailed on October 3, 2017 to the 5 landowners within 300 feet of the proposed LOZD. Public notice of the application was published in the October 12, 2017 & October 19, 2017 issues of the Peninsula Clarion News.

**ATTACHMENTS**

- Application with letter
- McKinley Estates preliminary plat
- Location Map

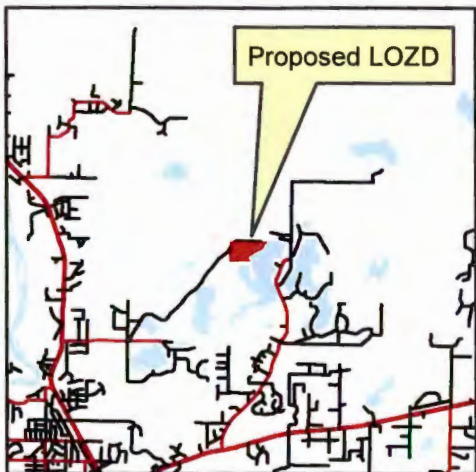
**STAFF RECOMMENDATION**

Staff recommends that the planning commission forward this application to the assembly with the recommendation to approve the creation of the Single-Family Residential District as described in the legal description above.


**END OF STAFF REPORT**

Proposed Local Option Zoning District

Proposed McKinley LOZD  
Single-Family Residential (R-1) District



LEGEND

 Proposed LOZD

0 500 1,000 Feet



Date: 10/13/2017

The information depicted hereon is a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

