

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

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MEMORANDUM

TO: Chairman Burdette and Planning and Zoning Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Public Hearing – Request by David Knoblett, Rusti Knoblett, and Devvonn Anderson to Annex 403 Charlotte Street and to Rezone it to R-1
DATE: November 26, 2018

Summary: David and Rusti Knoblett and Devvonn Anderson have requested to annex 403 Charlotte Street into the city limits. The zoning code assigns a default zoning of R-1A (Single-Family Residential) to the zoning and staff would recommend that it be zoned R-1 (Single- and Two-Family Residential) upon annexation to be consistent with the adjacent parcels. Staff recommends approval of the annexation and its zoning to R-1.

Background: Mr. and Mrs. Knoblett are the current owners and a sale is forthcoming to Ms. Anderson, their niece. The petitioners would like to connect to the City's sanitary sewer. The lot is already served by City water. The City desires any lot be annexed as part of any future utility extension/connection. The City Council approved a request on November 19 to allow for the sanitary sewer connection construction to commence in order for it to be completed while the weather may still allow, per Chapter 50.25 of the City Code. The house is currently on a septic system that is nearing the end of its useful life and coming onto City sewer would be advantageous long-term. Mr. and Mrs. Knoblett also own the adjacent lot (407 Charlotte) and staff anticipates an annexation petition for that property in the near future. A map showing the property to be annexed is included for your review. The annexation plat is being finalized and will be completed prior to eventual approval and recording.

The subject property to be annexed totals about 0.246 acres. The default zoning for parcels brought into the city limits is R-1A (Single-Family Residential). Because the 403 Charlotte property and nearly every other parcel in that neighborhood is zoned R-1 (Single- and Two-Family Residential), staff feels it is best to have the zoning consistent with the other parcels. As a result, this request is to concurrently annex and rezone the parcel. The parcel is suitable for the proposed zoning. A request to annex 407 Charlotte is expected soon and it would go through the same annexation and rezoning process.

Staff recommends approval of the annexation of 403 Charlotte Street and rezoning it to R-1.

A public hearing will be held by the Planning and Zoning Commission at their meeting on Wednesday, December 5 to make a recommendation to the City Council on the annexation and zoning.

Enclosures

LOCATION MAP



Legend

- AG-1 (Agriculture)
- CE (Country Estates)
- R-1A (Single Family Residential)
- R-1 (1-2 Family Residential)
- R-2 (Multifamily Residential)
- C-1 (Local Retail)
- C-2 (General Retail)
- C-3 (Service Retail)
- I-1 (Light Industrial)
- I-2 (Heavy Industrial)

