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COUNTY DEPARTMENT AGENDA REQUEST

Department/Division: Planning & Zoning/Comm. Dev.

Department Head: Planning & Zoning/Peter A. Frisina

Presenter, if needed: Dennis Dutton/Pete Frisina

Preferred Meeting Date: Wednesday, April 2, 2008

Wording for the Agenda:

Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VI. District Use Requirements, Section 6-2. EST Estate Residential District, to reduce the minimum house size required under Section F. Dimensional Requirements, Section 3. Floor area.

Background/History/Details:

The EST Zoning District requires a min. lot size of 2.5 acres and a min. house size of 3,000 sq. ft. [redacted] requested the BOC to consider reducing the min. house size from 3,000 sq. ft. to 2,000 sq. ft. At the 03/05/08 BOC Wkshop, the BOC instructed Staff to begin the review. At the 03/20/08 PC Wkshop, [redacted] requested a min. house size of 2,200 sq. ft. for a 1-story and 2,500 sq. ft for a 2-story. 3 spec homes in his EST S/D: 3,026, 3,065, and 3,393 sq. ft. 3 PC members wanted the sq. footage reduced to 2,500 sq. ft; 1 who concurred with [redacted]; and 1 who did not want to reduce the min. sq. footage. Staff agreed with the PC majority; however, staff has no problem with establishing a 2,300 sq. ft. min for 1-story and 2,500 for 2-story. (PC Wkshop Mins. not ready at this time)

What action are you seeking from the Board of Commissioners?

Seek direction from the BOC regarding the reduction of the minimum house size for EST and permission to advertise the proposed amendments for May 1, 2008, to be heard by the Planning Commission and May 22, 2008, to be heard by the BOC.

If this item requires funding, please describe:

None

Has this issue come before the Commissioners in the past? Yes

If so, when? Wednesday, March 5, 2008

Do you need audio-visual for the presentation? No

Back-up Material Submitted? Yes

STAFF USE ONLY

- (●) Finance Review Complete
- (●) Purchasing Review Complete
- (●) Legal Review Complete
- (●) Administrative Staff Review Complete

Administrator's Approval Yes

Confirmed Meeting Date Wednesday, April 2, 2008

- ( ) Recognition/ Presentation
- ( ) Public Hearing
- (●) Old Business
- ( ) New Business
- ( ) Consent
- ( ) Report
- ( ) Other