MEMORANDUM

TO: Planning & Zoning Commission

FROM: Jane R. Kee, City Planner

RE: City Initiated Rezoning Request

DATE: November 27, 2002

There is a cul-de-sac in Nantucket that was annexed recently that has never been platted. The developer of Nantucket apparently sold properties by metes and bounds on a private street called Fairhaven Cove. There are twelve (12) "lots" on this street. Homes were built on all but 2 or 3 "lots" prior to annexation. One home was under construction during annexation and one home is preparing for a building permit presently.

I have very little information as to why the small development was never platted. It should have been the developer's responsibility. Now the homes are occupied by mostly retired folks. Though the development was never platted, the staff feels it would be unfair to hold permits and penalize two individual owners for the action or lack of action by another. There fore, the City will be doing what is necessary to bring forward a final plat to remedy the situation.

The property is zoned A-O and the "lots" do not meet the A-O minimum five (5) acre requirement. Therefore, it is necessary to bring forward a rezoning to R-1 single family along with the plat. The staff is requesting that the P&Z initiate this so that the rezoning process can begin.