

STAFF REPORT

Application: Roosevelt Shores Rezone Application 08-2696

Applicant: North County Development

Agenda Item: 3(b)

Background Information: The area that this application pertains to is part of the SW 1/4, NW 1/4, Government Lots 4 & 5 Section 4, T138, R26. North Country would like to rezone this area from Shoreland Residential, Rural Preservation, and Open Space, to Shoreland Residential (riparian lots) and Rural Preservation (non-riparian lots).

The requested rezoning is for the Roosevelt Shores Subdivision in Emily.

Roosevelt Shores is a subdivision located on Roosevelt Lake, the subdivision plat indicates that there will be 16 lots, 12 of which will have frontage on Roosevelt Lake. The remaining four lots do not have frontage abutting Roosevelt Lake, or any other lake.

The 12 lots (lots 5-16) abutting Roosevelt Lake would be zoned as Shoreline Residential.

The 4 remaining lots (lots 1-4) not abutting Roosevelt Lake would be zoned as Rural Preservation.

The Roosevelt Shores Subdivision is located within the Shoreland Overlay District.

Staff Recommendation: Since there are outstanding issues with the Final Plat, Staff is recommending those issues are addressed prior to approval of this application. We recommend this application be tabled.