



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **March 24, 2015**

Zoning Amendment:
A-1EX Exclusive Agriculture District and RH-2 Rural homes District to A-2 Agriculture District and A-1EX Exclusive Agriculture District

Acres: 20, 3, 1
Survey Req. Yes

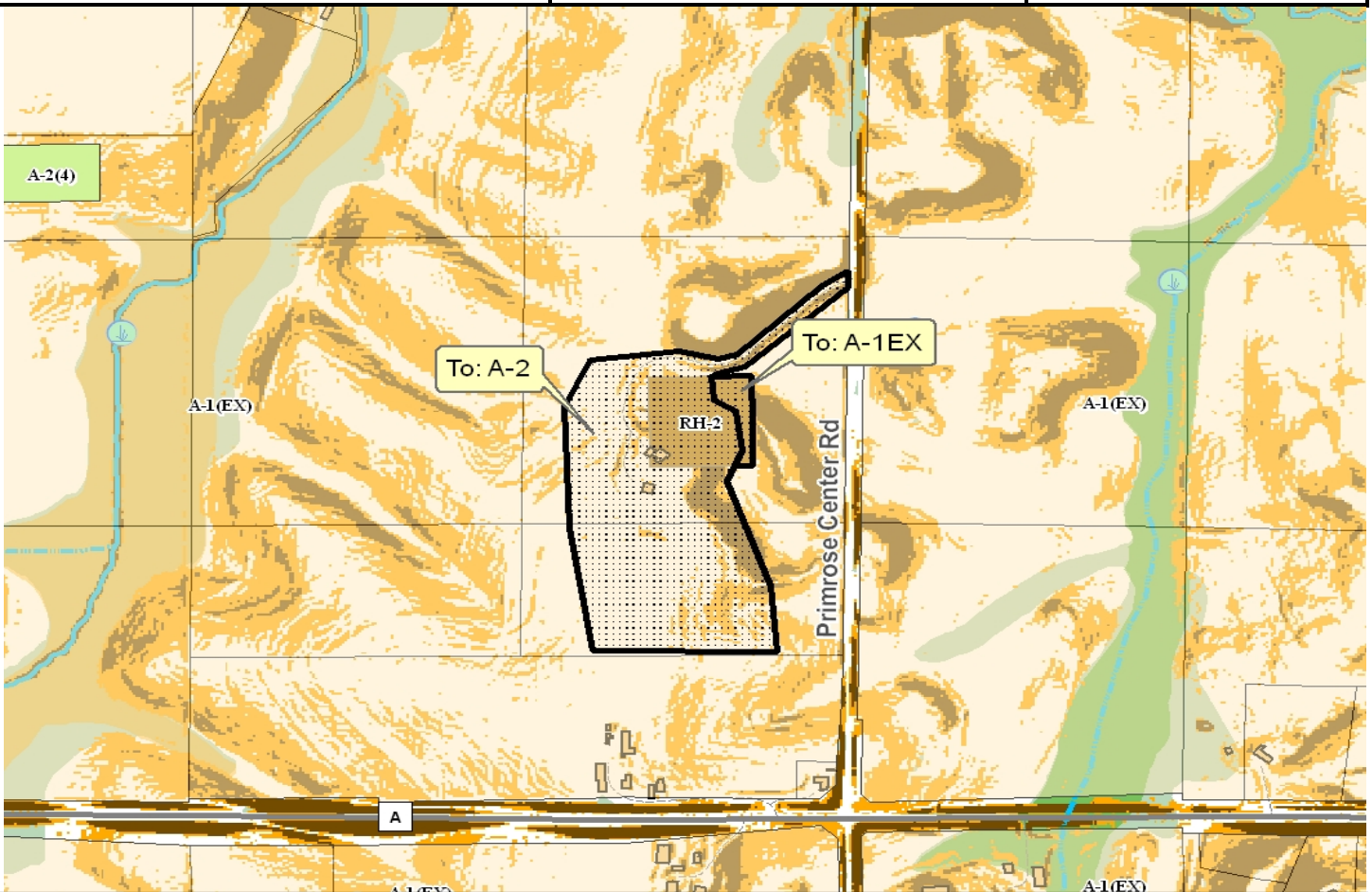
Reason:
Creating residential lot for existing residence

Petition: **Rezone 10814**

Town/sect:
Primrose Section 16

Applicant
Patrick J Handrick

Location:
959 Primrose Center Road



DESCRIPTION: The applicant would like to separate the existing residence from the 120-acre property so that the remaining fields can be sold to the Prairie Enthusiasts.

OBSERVATIONS: There is an existing residence on the property and accessory building for horses. No sensitive environmental features observed. The proposed property lines have been drawn along an existing fence line. There is a narrow strip of property (30-40 feet) along the south property line that may make future development of the property difficult.

TOWN PLAN: The property is located in the Agricultural Preservation Area. There will be no increase in density.

RESOURCE PROTECTION: The proposed lot does not contain areas of resource protection.

STAFF: The preliminary certified survey map shows that the south property line of proposed lot will be 30 to 48 feet away from the south property line. Staff suggests keeping a minimum of 66 feet of width in between the property line to allow for future development. As an alternative, the property could be deed restricted to prohibit future division.

TOWN: Approval with no conditions.