



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **June 24, 2014**

Petition: **Rezone 10696**

Zoning Amendment:
A-1EX Exclusive Agriculture District and R-1 Residence District to RH-3 Rural Homes District and A-4 Small Lot Agriculture District

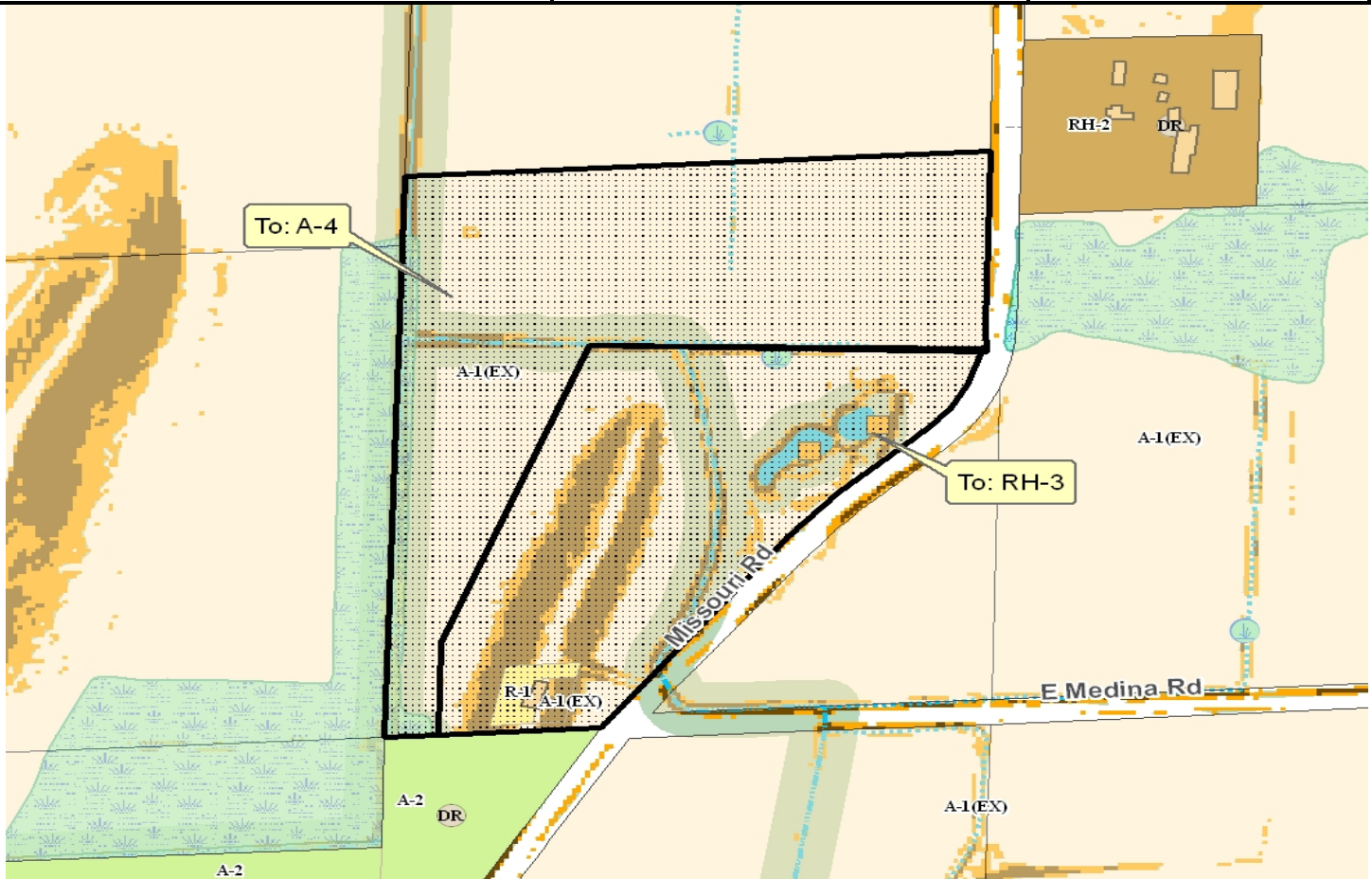
Town/sect:
Medina Section 27

Acres: 20.7, .4, 15.9
Survey Req. Yes

Applicant
Brent H Mosher

Reason:
Separating existing residence from farmland

Location:
5025 Missouri Rd



DESCRIPTION: The applicant is proposing A-4 zoning for ag land to be transferred to an adjoining owner, and RH-3 zoning compliance for the remaining piece of property with the existing residence. No new development is proposed.

OBSERVATIONS: The proposed A-4 parcel consists primarily of Class II soils. The proposed RH-3 parcel consists primarily of Class IV hydric soils. There is an area of steep slope topography located on the proposed RH-3 parcel.

TOWN PLAN: The subject property is in the town's *Agricultural Preservation Area*.

RESOURCE PROTECTION: There is an area of resource protection corridor associated with steep slope topography and surface waters on the property.

STAFF: As noted on the attached density study report, no splits remain available to the property. The proposed separation of farmland from the existing residence appears consistent with town plan policies.

TOWN: Pending.