
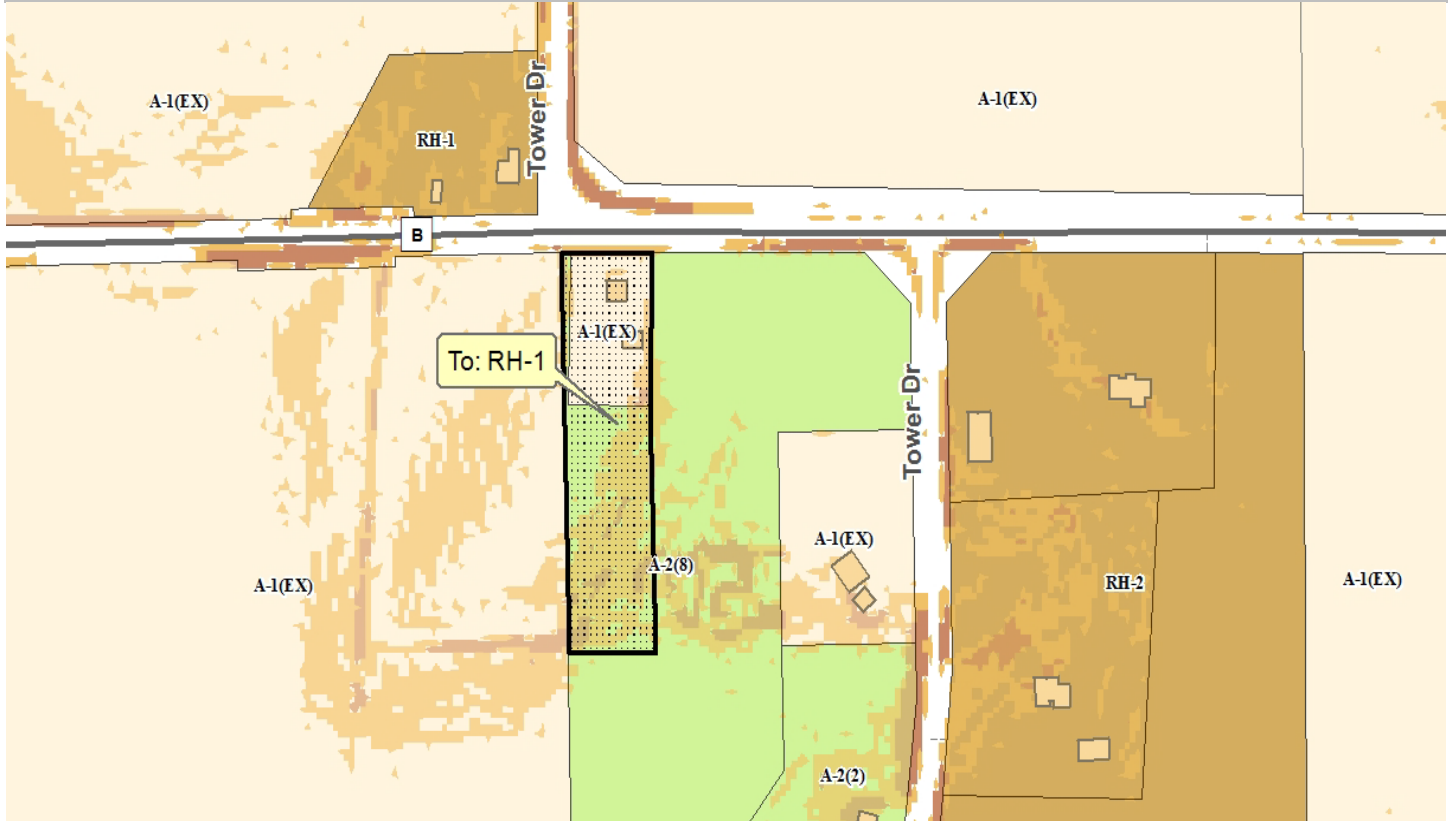


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>  <b>Questions? Contact:</b> <b>Majid Allan – 267-2536</b>	<i>Public Hearing:</i> <b>December 17, 2019</b>		<b>Petition 11498</b>	
	<i>Zoning Amendment Requested:</i> <b>A-1EX Agriculture District TO RH-1 Rural Homes District, A-2 (8) Agriculture District TO RH-1 Rural Homes District</b>		<i>Town/Section:</i> <b>PLEASANT SPRINGS, Section 25</b>	
	<i>Size:</i> <b>0.999,1.5 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>BRYCE B BRONSTAD</b>	
	<i>Reason for the request:</i> <b>INCREASE SIZE OF EXISTING RESIDENTIAL LOT</b>		<i>Address:</i> <b>1845 COUNTY HWY B</b>	



**DESCRIPTION:** Applicant proposes a transfer of lands between adjoining owners to expand the size of the existing 1 acre residential parcel at 1845 County Highway B. Proposal would add approximately 1.5 acres of land from the vacant adjoining 13.79 acre A-2(8) zoned parcel to the south. The proposal would expand the residential parcel to approximately 2.5 acres with the zoning classification of RH-1 (Rural Homes). The RH-1 zoning would convert to RR-2 (Rural Residential) under the new zoning code. While no zoning change is proposed for the A-2(8) property, which is deed restricted to prohibit residential development, staff is recommending that the zoning convert to the FP-1 district upon town adoption of the new code. A two-lot Certified Survey Map will be needed to accomplish the transfer of lands / lot expansion.

**OBSERVATIONS:** Existing use of the 1 acre subject property is residential. Adjoining property is agriculture / woodland. An area of steep slope topography over 12% grade is present on the 1.5 acres being added to the existing residential lot. No new development is proposed. Surrounding land uses include scattered rural residences and agriculture / open space.

**TOWN PLAN:** The property is located in the town’s agricultural preservation area.

**RESOURCE PROTECTION:** An area of resource protection corridor associated with the steep slope topography is present on the property.

**STAFF:** The proposed transfer of land / expansion of the existing residential parcel appears reasonably consistent with town plan policies. As indicated on the attached density study report, the property is not eligible for any additional nonfarm development beyond what is currently present. No new development is proposed.

Although the town of Pleasant Springs has not yet adopted the new county zoning code, it is anticipated that they will do so prior to completion of this zoning petition. Staff recommends that the zoning of the revised Bronstad parcel convert to the RR-2 district, and the zoning of the revised Erdahl property convert to the FP-1 zoning district under the new code. These new ordinance zoning categories will best reflect the existing / proposed uses of the property, as well as the town's conditional approval of the zoning petition (see town action report).

**TOWN:** Approved with conditions (deed restrict both lots to prohibit additional development).