



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **January 24, 2017**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(4) Agriculture District and A-1EX Exclusive Agriculture District to A-4 Agriculture District

Acres: 9.5, 0.6
Survey Req. Yes

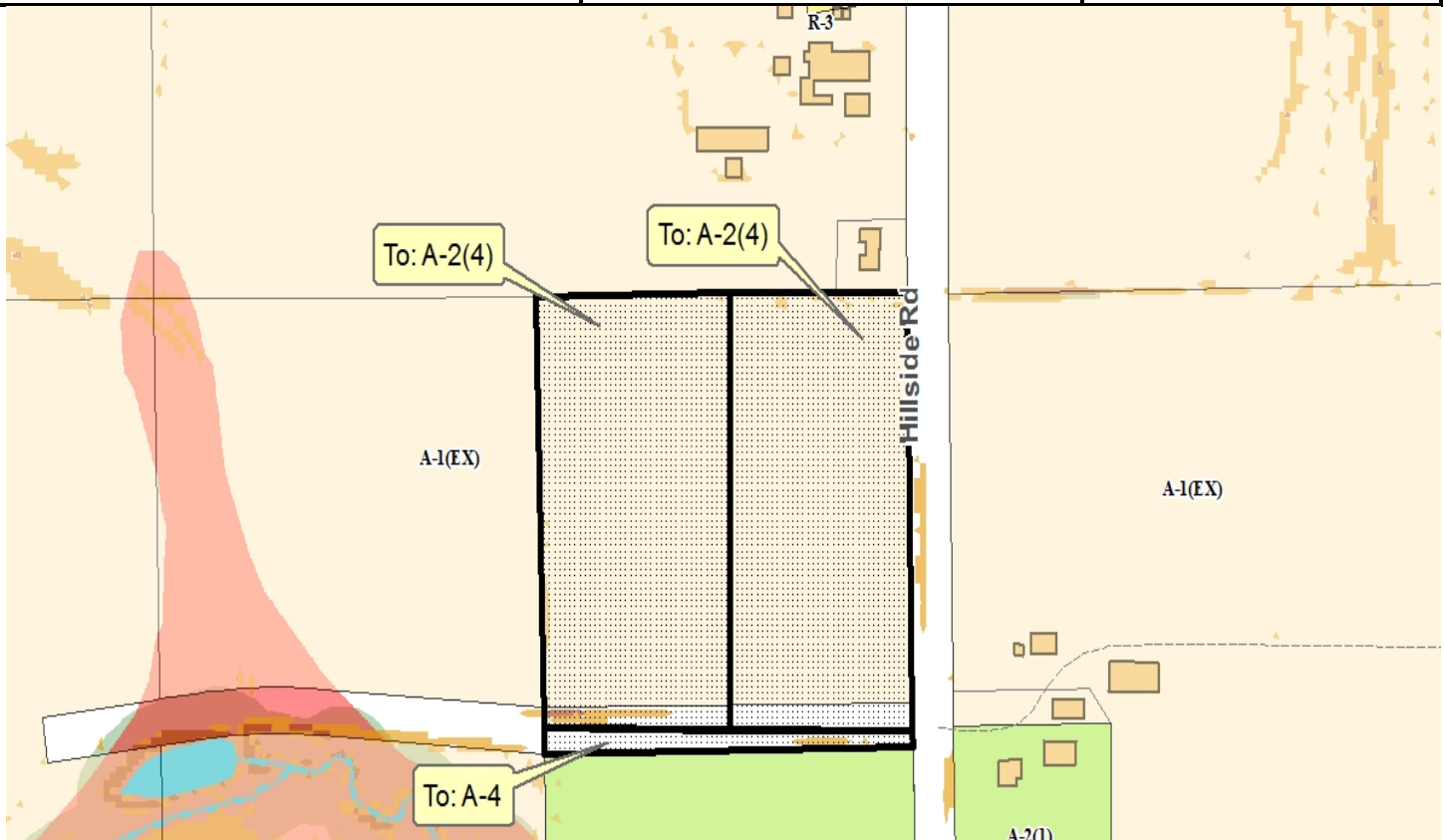
Reason:
Creating two residential lots

Petition: **Rezone 11080**

Town/sect:
Albion Section 02

Applicant
James S Skjolaas

Location:
South of 1455 Hillside Road



DESCRIPTION: The applicant proposes to create two 5-acre residential lots along an unnamed town road.

OBSERVATIONS: The property consists of 50% class II soils. No other sensitive environmental features observed. In order to properly document the existing road, a small piece of land will need to be added to the property to the south so that the centerline of the existing path matches the proposed lot lines, thus the need for the southerly A-4 zoning request. A 3-lot certified survey map will be prepared showing the newly created 2 lots, the revised southerly lot, and the exact position of the road right-of-way.

TOWN PLAN: The property is located in the town's agricultural preservation area. The attached density study shows that there are two housing density rights available on the original farm. If the petition is approved, the housing density rights will be exhausted.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The proposal meets the dimensional standards of the zoning district.

Staff recommends that a deed restriction be recorded on the remaining A-1EX zoned lands comprising the original farm unit to prohibit further residential development.

TOWN: Pending (anticipated February 7, 2017).