



# Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **June 27, 2017**

Zoning Amendment:  
**A-1EX Agriculture District TO RH-2 Rural Homes District**

Acres: 5  
Survey Req. Yes

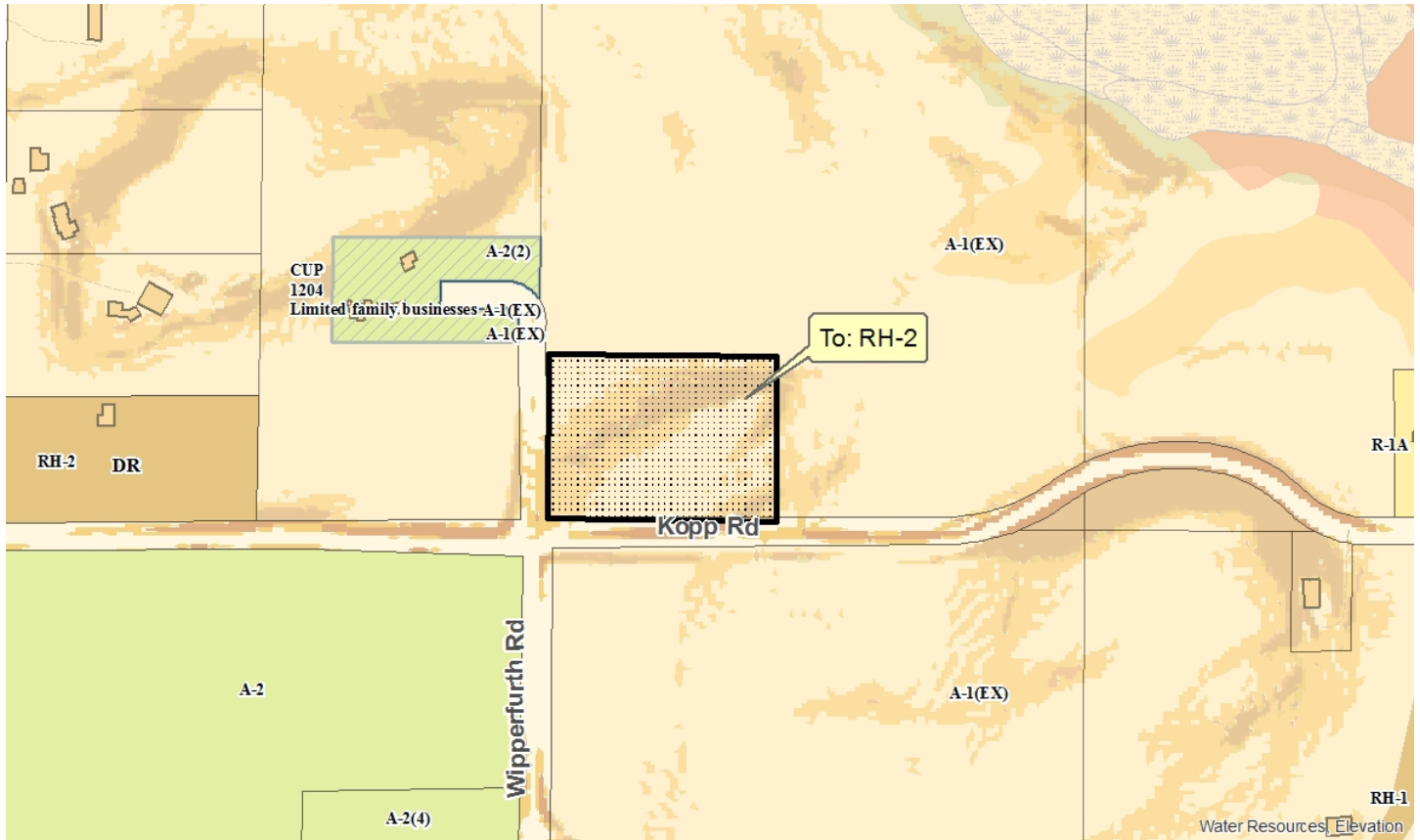
Reason:  
**Creating one residential lot**

Petition: **Petition 11140**

Town/sect:  
**SPRINGFIELD, Section 1**

Applicant  
**DONALD H ESSER**

Location:  
**EAST OF 6600 KOPP RD.**



**DESCRIPTION:** The applicant wishes to create a 5 acre residential lot to sell. separated from a 40 acres ownership parcel.

**OBSERVATIONS:** The proposed lot is currently not in ag production, only 25% of the proposed lot is Class I and II soils.

**TOWN PLAN:** The property is located in the Town's Agricultural Preservation Area. As indicated on the attached Density Study there is 1 split available.

**RESOURCE PROTECTION:** There are small portions of the parcel in Resource Protection related to 20% or greater slopes.

**STAFF:** The proposal meets the dimensional standards of the zoning district and is consistent with the Town's Comprehensive Plan and density policies. Care should be taken that the remaining portion of the lot remains over 35 acres or a 2<sup>nd</sup> lot will need to be added to the rezone and CSM.

**TOWN:** Approved with no conditions.