



Staff Report

Public Hearing: **December 11, 2017**

Petition: **Petition 11231**

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

Town/sect:
RUTLAND, Section 9

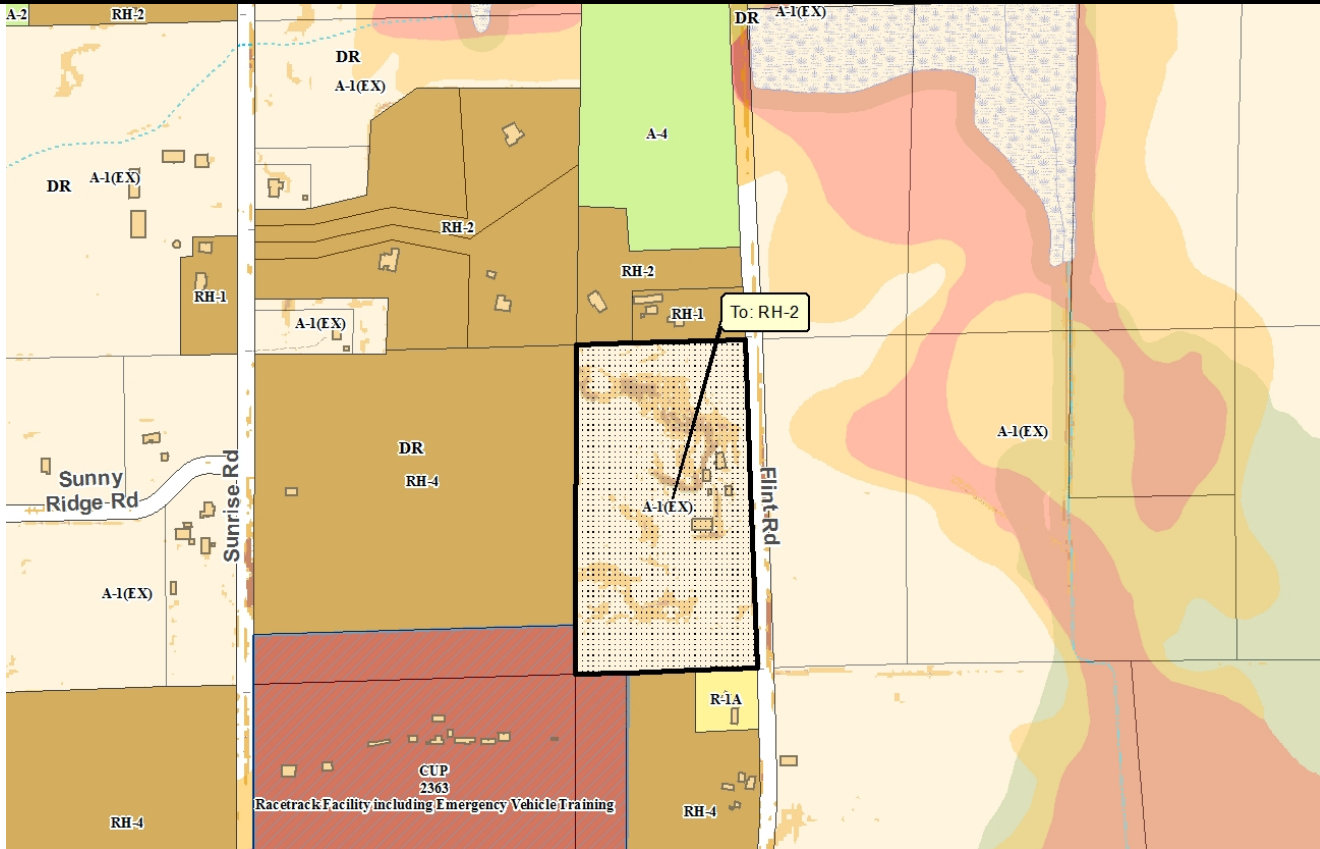
Acres: 20.623
Survey Req. Yes

Applicant
KLONDIKE FARMS LLC

Reason:
creating three lots and separating farm residence from the farmland

Location:
1161 FLINT RD

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to create four RH-2 zoned parcels ranging in size from 4 to 6.8 acres. Proposed lot 2 would separate the existing farm residence and buildings onto a ~5.2 acre parcel. Lots 1 (4.3 acres), 3 (4.07 acres), and 4 (6.88 acres) would be established for future new residential development. See attached preliminary CSM showing lot layout.

OBSERVATIONS: Surrounding land uses include rural residential, agricultural, and the Madison International Speedway 1/2 mile racetrack. The property consists of approximately 25% class II soils. The rest of the farm unit lying east of Flint Road (~85 acres) is high quality ag land consisting of over 90% class II soils. A small area of steep slope topography over 20% grade is located on proposed lot 2 (existing residence).

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

RESOURCE PROTECTION: A small ~0.3 acre area of resource protection corridor associated with slopes over 20% grade is present on proposed lot 2 (existing farm residence). No new residential development proposes that would impact the corridor area.

STAFF: As indicated on the attached density study report, the property remains eligible for 3 splits in addition to the original farm residence. Note that the town does not count separation of pre-existing farm residences toward the density limitation. The proposal appears reasonably consistent with town plan policies.

In accordance with town plan policies, staff recommends that approval be conditioned on the recording of a deed restriction on the balance of A-1EX zoned lands owned by the applicant to prohibit further residential development (parcels 0510-092-9500-6, 0510-091-9070-8, 0510-094-8570-2, and 0510-093-8000-2).

TOWN: Approved with the condition of prohibiting further residential development on the remaining A-1EX lands.