



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **May 26, 2015**

Petition: **Rezone 10845**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to RH-1 Rural Homes District**

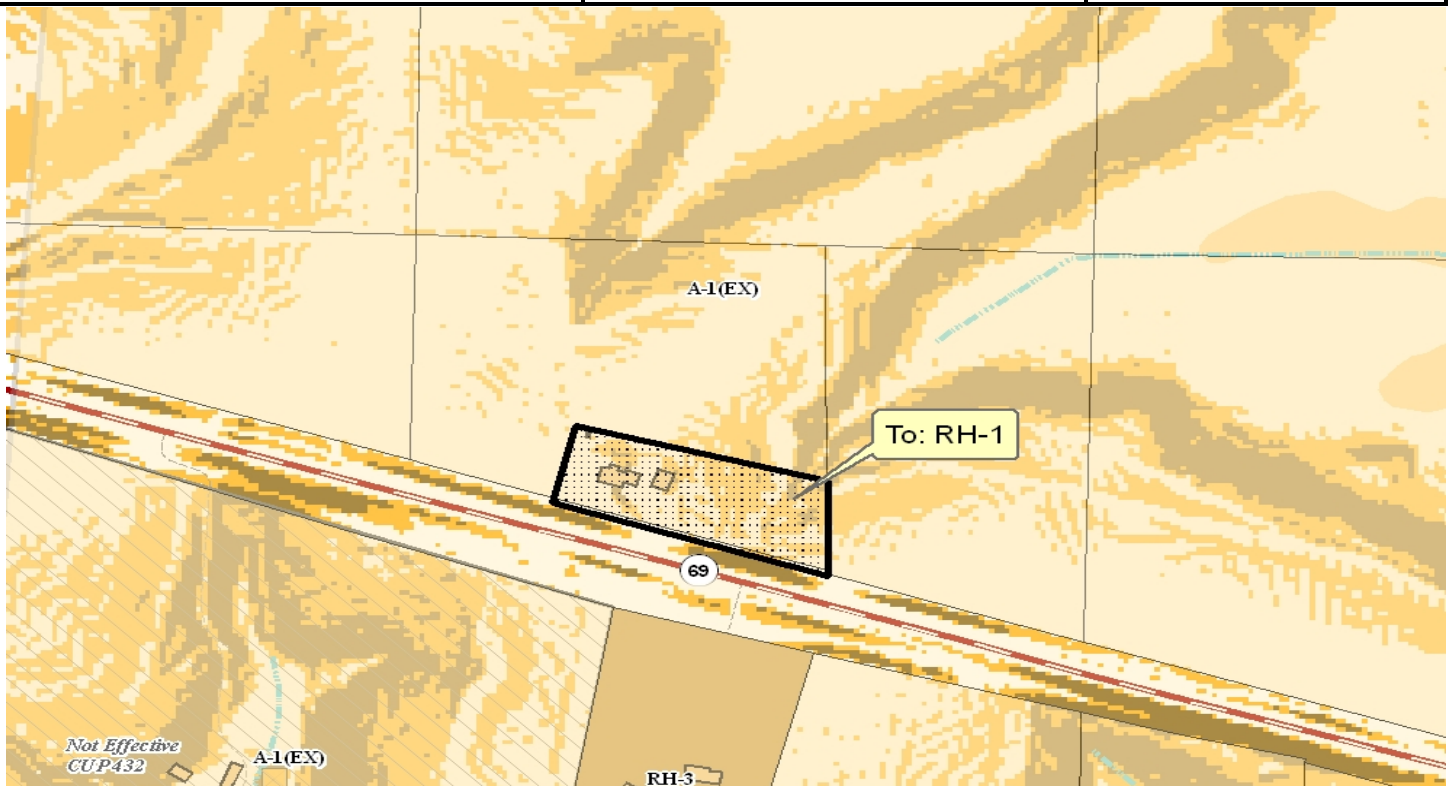
Town/sect:  
**Montrose Section 31**

Acres: *2.4*  
Survey Req. *Yes*

Applicant  
**Hageman REV TR, Jessimae**

Reason:  
**Separating existing residence from farmland**

Location:  
**7698 State Highway 69**



**DESCRIPTION:** Applicant proposes to divide an existing farm residence and buildings from the farmland to settle an estate. The applicant and the Town is requesting that the ZLR Committee allow the remaining farmland west of this site to retain A-1EX zoning, even though it does not meet the minimum 35-acre lot size for the A-1EX district.

**OBSERVATIONS:** Property includes slopes over 12% grade. No other sensitive environmental features observed. No new development proposed. Staff has requested that the property line be reconfigured so that the on-site septic system is on the same property as the existing house. See revised CSM.

**TOWN PLAN:** The property is in the town's agricultural preservation area. There are 4 housing density rights remaining on the original farm. The separation of the existing residence will count as a housing density right.

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

**STAFF:** The Town of Montrose does not allow property to be rezoned to the A-4 zoning district as noted in their comprehensive plan. As noted above, the applicant and the Town requested to allow the remnant 20 acres to remain A-1 Exclusive Agriculture. Rather than zoning the remnant parcel to A-4, Staff is suggesting that a note be placed on the CSM noting, "Lot 2 as shown on this Certified Survey Map is part of the Hageman Farm and shall not be sold as a separate parcel until such time as appropriate zoning is assigned to the lot".

**TOWN:** Approved noting that the remaining 20.5-acre remain A-1 Exclusive Agriculture.