



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **November 24, 2015**

Zoning Amendment:
**A-1EX Exclusive Agriculture
District to RH-3 Rural Homes
District**

Acres: 9.7
Survey Req. Yes

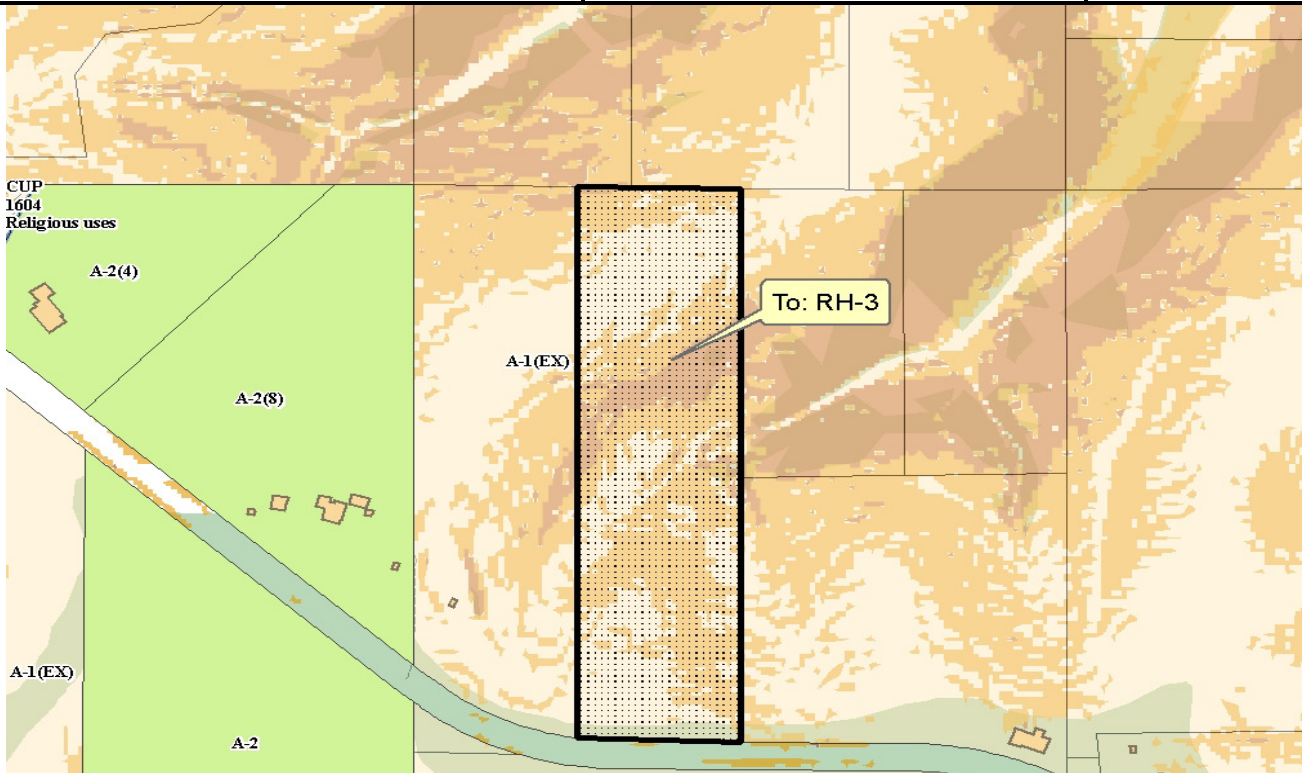
Reason:
**Zoning compliance for an
existing residential lot**

Petition: **Rezone 10915**

Town/sect:
**Primrose
Section 27**

Applicant
Stephen Flach

Location:
East of 8716 Ridge Dr



DESCRIPTION: The applicant would like to bring an existing legal sub-standard lot into conformance with current zoning regulations.

OBSERVATIONS: The parcel was reviewed by the Land Division Officer and was found to be legal sub-standard parcel. The property was created through a land contract in 1971, prior to the current land division regulations. The property consists of rolling topography with a small portion exceeding 20% grades. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the town's Agricultural Preservation Area.

RESOURCE PROTECTION: The property is outside the resource protection area.

STAFF: As indicated in a parcel status determination conducted by staff, the subject property appears to be a legal, substandard parcel of record. Under town plan policies, such parcels may be rezoned to an appropriate district to allow a new single family residence, provided the town's siting criteria can be met. Note that the town plan includes fairly stringent siting criteria, including consideration for historically cropped agricultural lands, woodlands, and other sensitive environmental features. The proposal meets the dimensional standards of the zoning district.

11/24 ZLR: The petition was postponed due to no town action

TOWN: Approved conditioned upon a deed restriction being placed on the three owned properties to prohibit further land division or further residential development of the property.
(0507-281-9501-3, 0507-272-9100-9, 0507-272-9060-8)