



Staff Report

Public Hearing: **February 27, 2018**

Petition: **Petition 11240**

Zoning Amendment:
**A-2 Agriculture District TO A-2 (2)
Agriculture District**

Town/sect:
**COTTAGE GROVE,
Section 11**

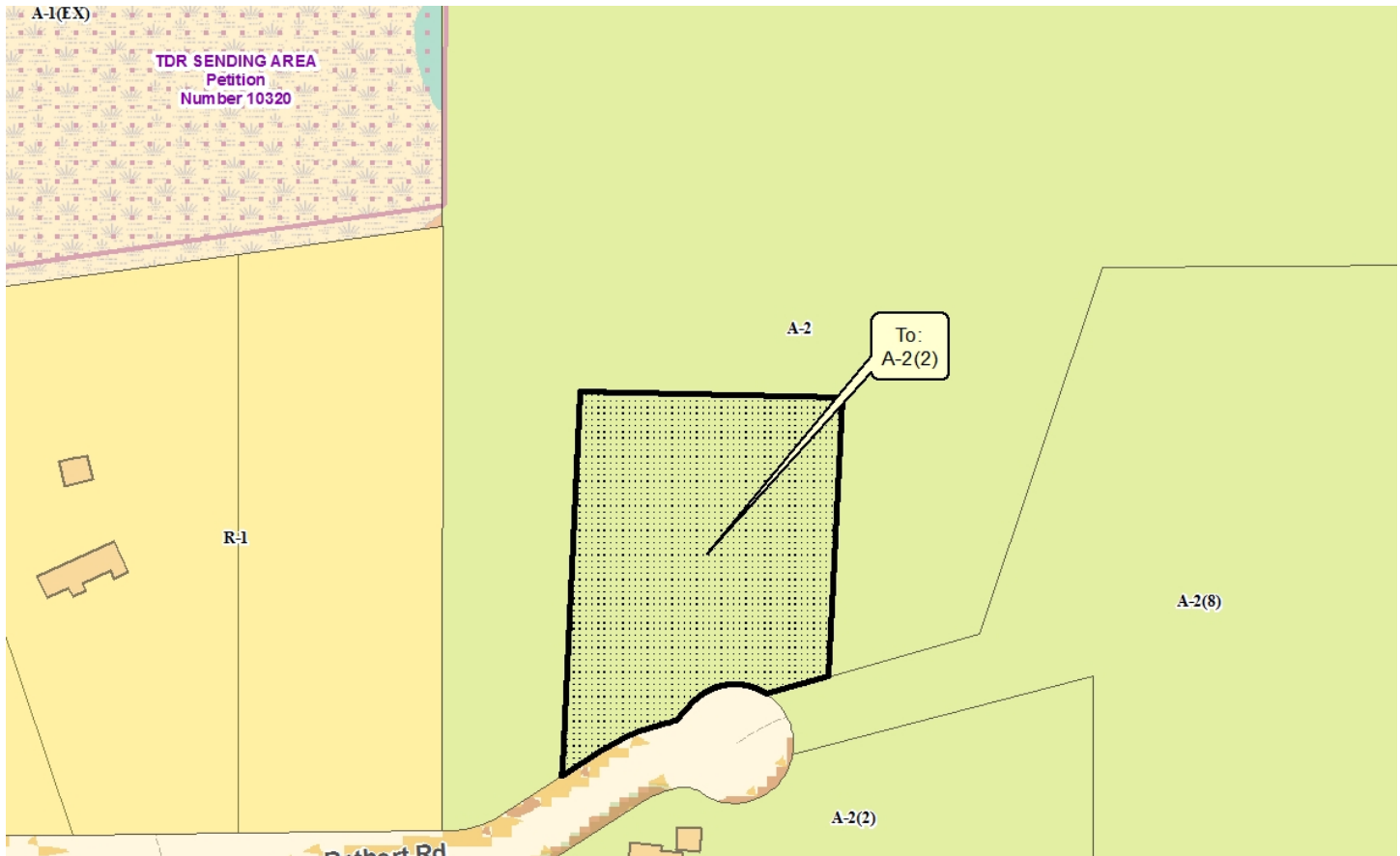
Zoning and Land Regulation Committee

Acres: 2
Survey Req. Yes

Applicant
SCOTT B FRANK

Reason:
**Reduce the size of a residential
lot**

Location:
1980 RATHERT ROAD



DESCRIPTION: The applicant wishes to reduce the size of a residential lot. The current parcel is 68 acres in size, and the applicant wishes to carve off 2 acres for residential use.

OBSERVATIONS: The balance of the property contains wetlands and FEMA mapped floodplain. The 2-acre selected for dividing off is buildable. The remainder of the property should be deed restricted against further development.

TOWN PLAN: The subject property is in the agricultural preservation and the Resource Protection Corridor land use areas in the Town Comprehensive Plan. The town uses a density policy of one development right per 35 acres owned in 1982. This property is already in A-2 which allows one home, and the proposal is to create a 2-acre where that home can be built.

RESOURCE PROTECTION: A significant portion of the existing 68 acre parcel is in the Resource Protection Corridor. The area to be parceled off zoned A-2(2) is not within the corridor.

STAFF: The balance of the property must be deed restricted against further development. With this condition of approval, the proposal is consistent with the town and county comprehensive plans.

TOWN: Approved conditioned upon the petition being amended to change the zoning of the remaining property to A-4 Agriculture to prohibit residential development.