

Staff Report



**Zoning and
Land Regulation
Committee**
Questions? Contact:
Majid Allan – 267-2536

Public Hearing: **November 26, 2019**

Zoning Amendment Requested:

RR-8 (Rural Residential, 8 to 16 acres) District TO RM-8 (Rural Mixed-Use, 8 to 16 acres) District

Size: **15.087 Acres**

Survey Required: **No**

Reason for the request:

change district to allow for large animal boarding

Petition 11496

Town/Section:

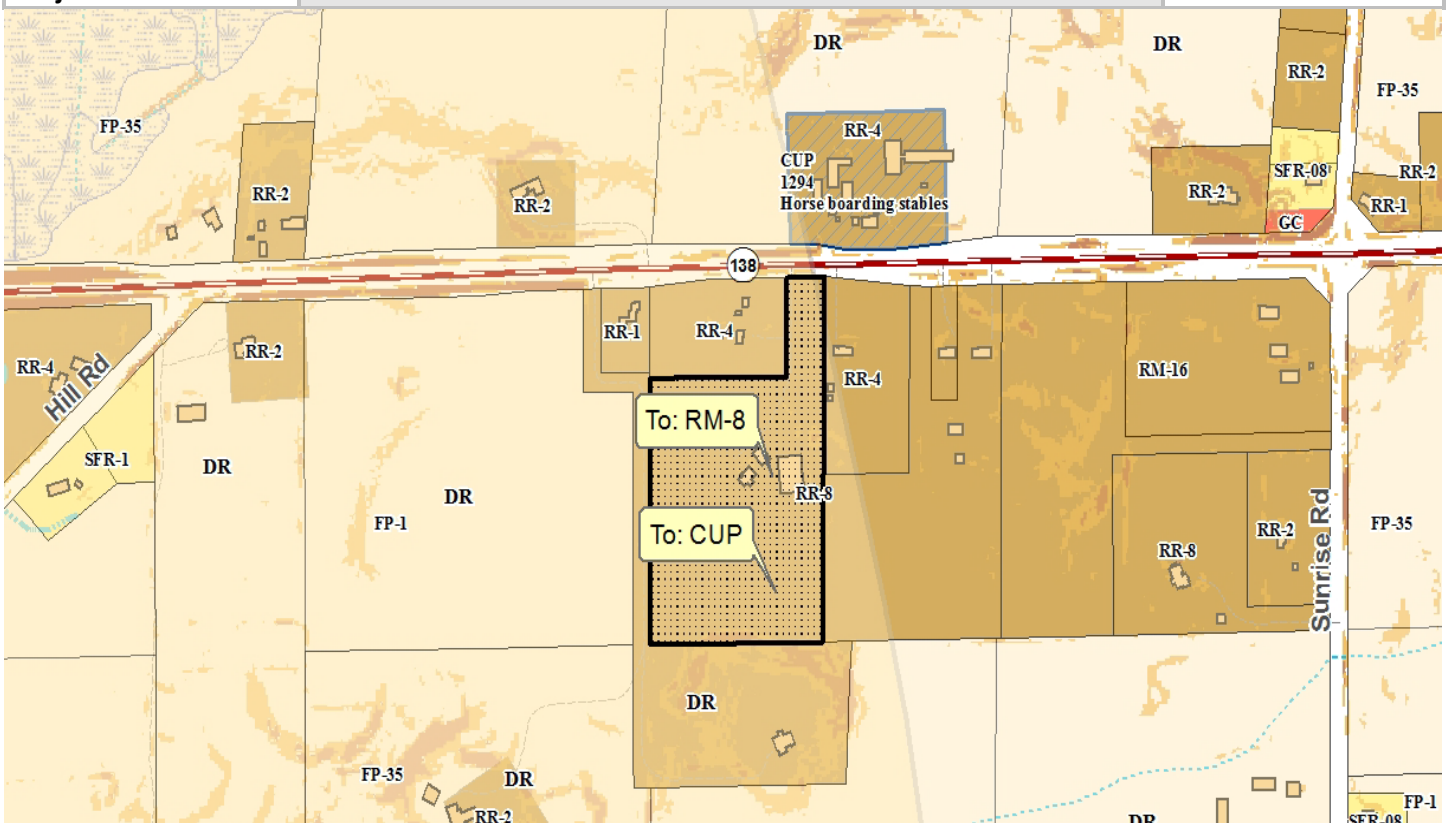
RUTLAND, Section 8

Applicant

TIMOTHY F H ALLEN

Address:

4321 STATE HWY 138



DESCRIPTION: Applicant is requesting approval of a zoning change from RR-8 (Rural Residential) to RM-8 (Rural Mixed Use) on the existing 15 acre rural residential parcel. The purpose of the request is to enable application for a Conditional Use Permit for large animal boarding in an existing building. Under related Conditional Use Permit #2483, applicant proposes to board 5 horses in addition to their 5 personal horses. Permit request would also include sanitary facilities in the barn where horse boarding occurs. No new structural development is proposed at this time.

OBSERVATIONS: Existing use of the 15 acre property is rural residential. Surrounding land uses include rural residential and agriculture / open space. Applicant owns the adjoining 4 acre RR-4 zoned parcel immediately north of the subject property. No sensitive environmental features observed on the property.

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

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

STAFF: The proposed rezoning of the property from RR-8 to RM-8 appears reasonably consistent with town plan policies for the agricultural preservation area which allow for a mixture of rural residential and agricultural uses. Staff recommends approval of the rezoning. See related staff report for Conditional Use Permit application #2483.

TOWN: The Town Board approved the zoning change with no conditions.