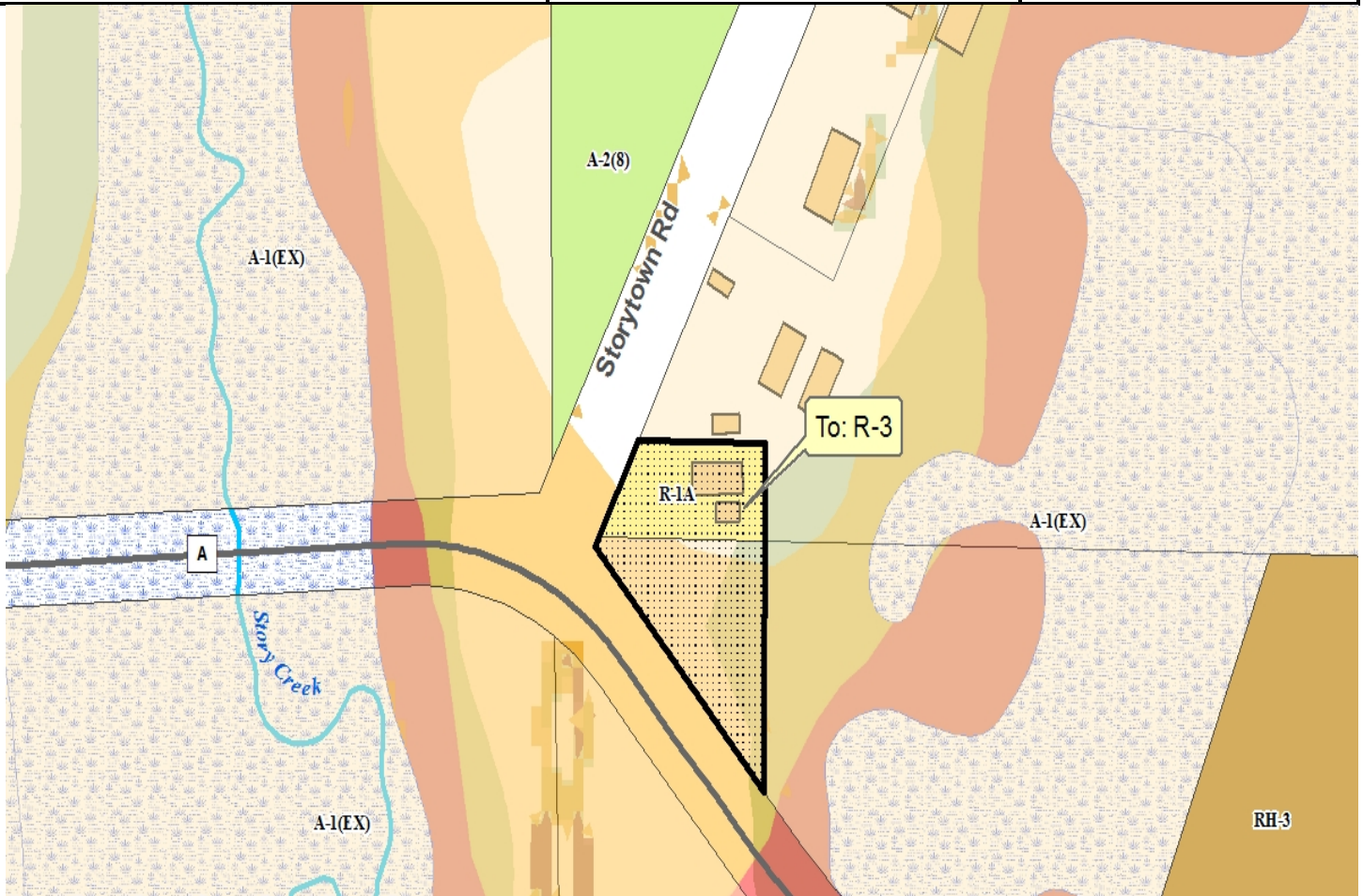




# Staff Report

<i>Public Hearing:</i> <b>April 25, 2017</b>	<i>Petition:</i> <b>Rezone 11112</b>
<i>Zoning Amendment:</i> <b>A-1EX Exclusive Agriculture District and R-1A Residence District to R-3 Residence District</b>	<i>Town/sect:</i> <b>Oregon Section 17</b>
<i>Acres:</i> 0.2, 0.4 <i>Survey Req.:</i> Yes	<i>Applicant:</i> <b>Carolann Theresa Nelson</b>
<i>Reason:</i> <b>Combining lots for residential use</b>	<i>Location:</i> <b>848 Storytown Rd</b>

Zoning and Land Regulation Committee



**DESCRIPTION:** Landowners propose adjusting lot lines between an existing CSM lot and adjoining lands. Resulting enlarged lot would be rezoned to the R-3 zoning district.

**OBSERVATIONS:** Expanded lot would allow landowner to construct auxiliary buildings and allow for a home occupation within the existing building.

**TOWN PLAN:** Property is in a Farmland Preservation Area. No new development proposed, so density standards do not apply.

**RESOURCE PROTECTION:** An area of Zone A floodplain covers the eastern third of the southern portion of the proposed expanded lot. Much of the property sits on soils with hydric inclusions, a possible indicator of the presence of wetlands.

**STAFF:** Wetland and/or floodplain determinations to determine precise boundaries of environmental features may be necessary prior to any construction or fill.

**TOWN:** On 3/7/2017, the town board recommended approval of the petition with no conditions.