



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **November 27, 2018**

Petition: **Petition 11359**

Zoning Amendment:
**LC-1 Limited Commercial Dist TO
R-3 Residence District**

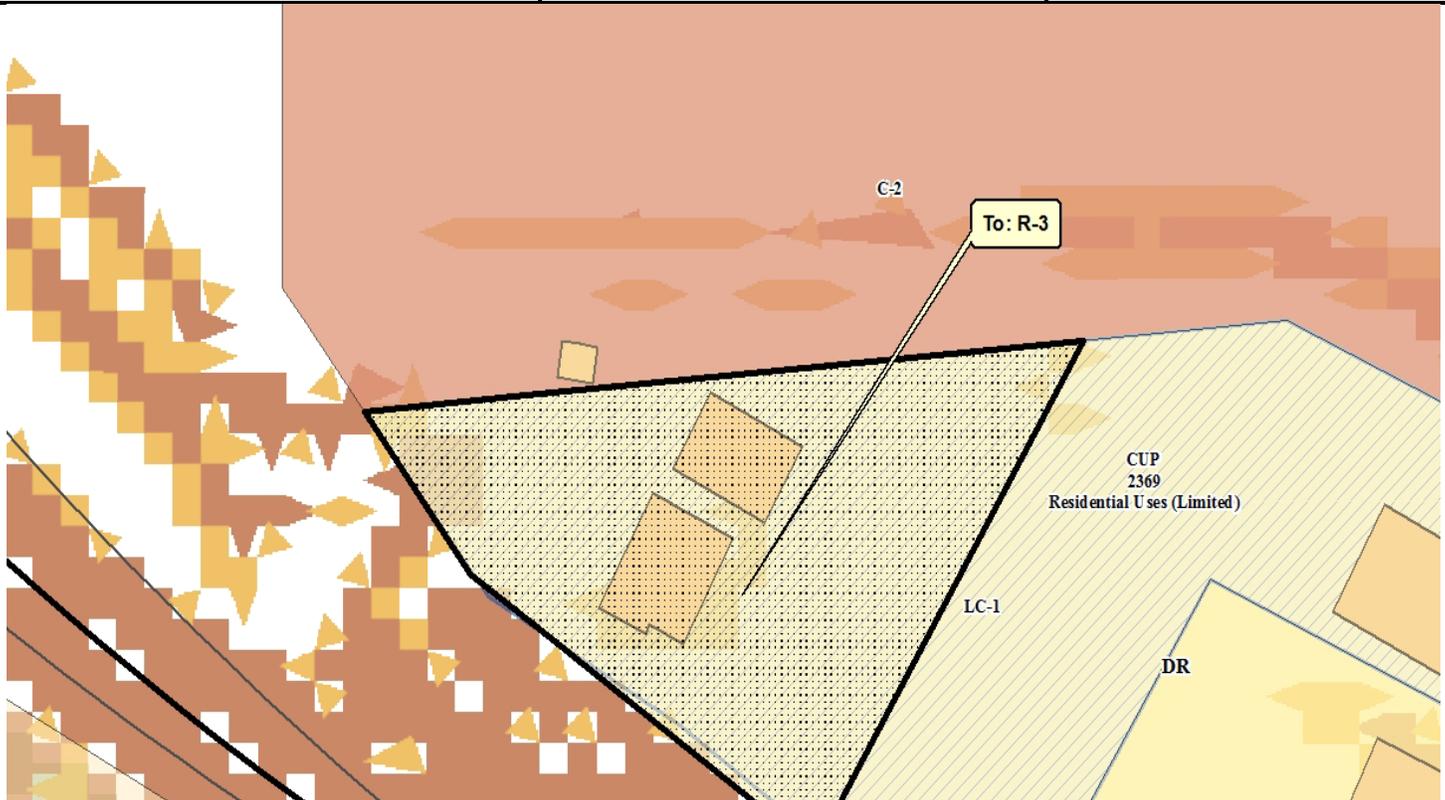
Town/sect:
RUTLAND, Section 7

Acres: 0.49
Survey Req. Yes

Applicant
JOHN P ZIEGLER

Reason:
Creating one residential lot

Location:
1256 US HIGHWAY 14



DESCRIPTION: Applicant proposes to separate the existing single family home from the LC-1 limited commercial parcel. The residential parcel would be sold to the owner's son who currently resides in the home. No new development is proposed.

OBSERVATIONS: Surrounding land uses include the owner's commercial building / crane business and residence, agriculture / open space, and US Highway 14. The property to the north was recently rezoned to C-2 Commercial to allow a range of commercial uses including a warehousing and distribution business. No sensitive environmental features observed.

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

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: The proposal will result in the creation of an additional parcel of land, for a total of 3 parcels from the owner's original ~2 acre parcel. The owner had previously acquired and transferred a development right from a separate farm "sending" property in order to split the parcel to create the 2 parcels that currently exist. In order to ensure compliance with the town's density standard, staff recommends that approval be conditioned on the owner recording a deed restriction on the LC-1 parcel (proposed Lot 2) and R-1A parcel (Lot 2, CSM 14770) prohibiting the individual sale of either parcel and requiring that they must be sold together in the future.

TOWN: Approved with a condition requiring a deed restriction as recommended by staff (tying the LC-1 parcel and R-1A parcel together).