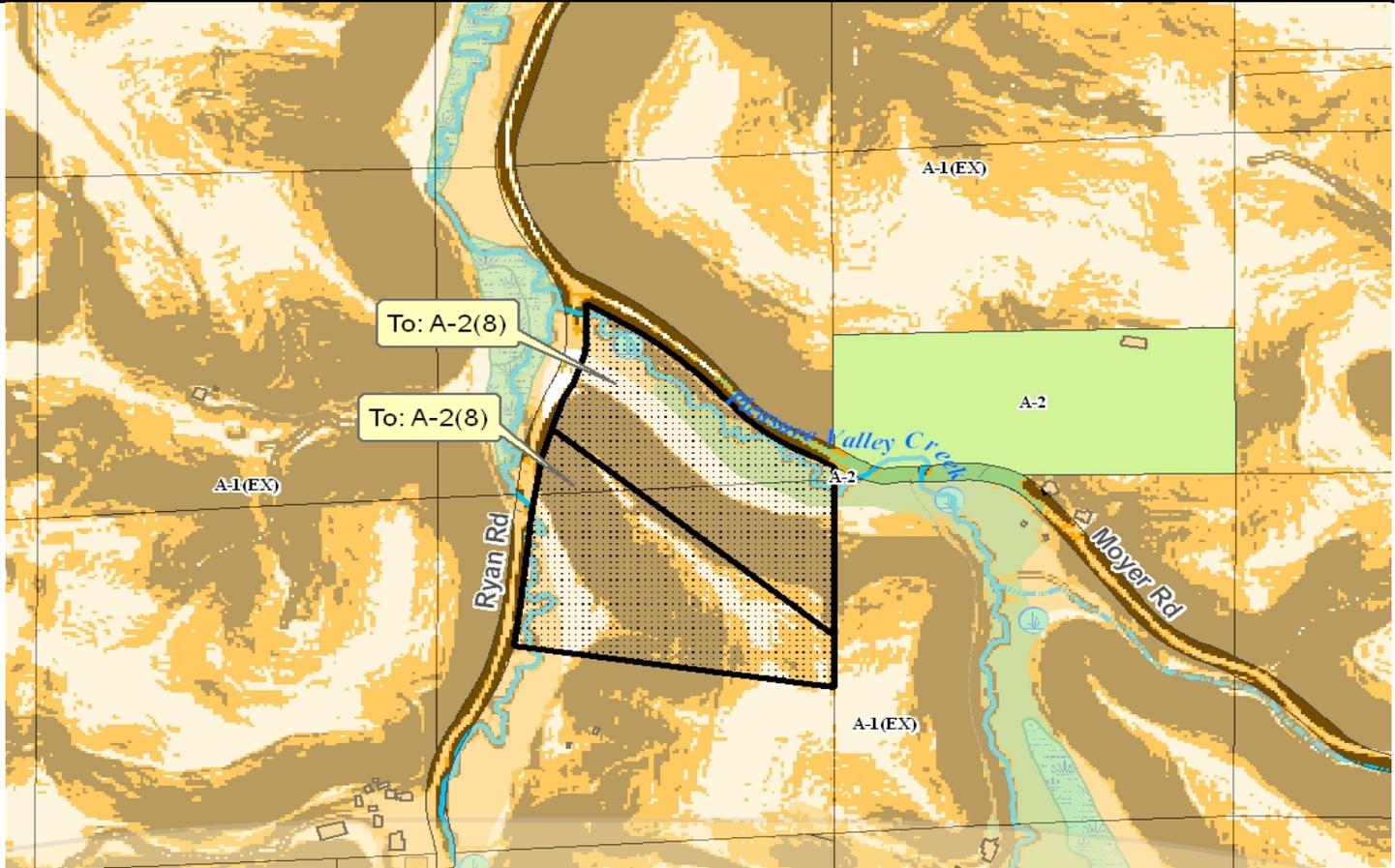




# Staff Report

<b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>January 27, 2015</b>	<i>Petition:</i> <b>Rezone 10793</b>
	<i>Zoning Amendment:</i> <b>A-1EX Exclusive Agriculture District to A-2(8) Agriculture District</b>	<i>Town/sect:</i> <b>Vermont Section 30</b>
	<i>Acres:</i> 25.03 <i>Survey Req.:</i> Yes	<i>Applicant:</i> <b>Steven L Frame</b>
	<i>Reason:</i> <b>Creating two residential lots</b>	<i>Location:</i> <b>East of 3625 Ryan Rd</b>



**DESCRIPTION:** Applicant proposes to create two new residential lots of approximately 12 acres each.

**OBSERVATIONS:** Two perennial streams with associated floodplain and wetland – Pleasure Valley Creek, and Ryan Creek – cross portions of the subject property. There are also areas of steep slope topography on the property.

**TOWN PLAN:** The property is located in the town’s “Rural Preservation Area”. The areas of floodplain are shown as “No Building Allowed”, and the ridgetop area is shown as “Restrictions on Homesites” on the town’s future land use map.

**RESOURCE PROTECTION:** Resource protection corridors associated with the two perennial streams are located on portions of the property.

**STAFF:** The applicant has identified 15,000 square foot building envelope areas on both proposed lots. These areas appear to the mapped resource protection corridors. If the petition is approved, there will be a remnant parcel of land on the east side of Ryan Road that will be less than 35 acres. Staff recommends that the petition be amended to include the remnant parcel as lot 3 of the CSM and to be rezoned to the A-4 small lot exclusive agriculture district. Given the presence of sensitive environmental features on the property, approval of the petition should be conditioned upon the building envelope areas being shown on the final Certified Survey Map.

**TOWN:** Approved.