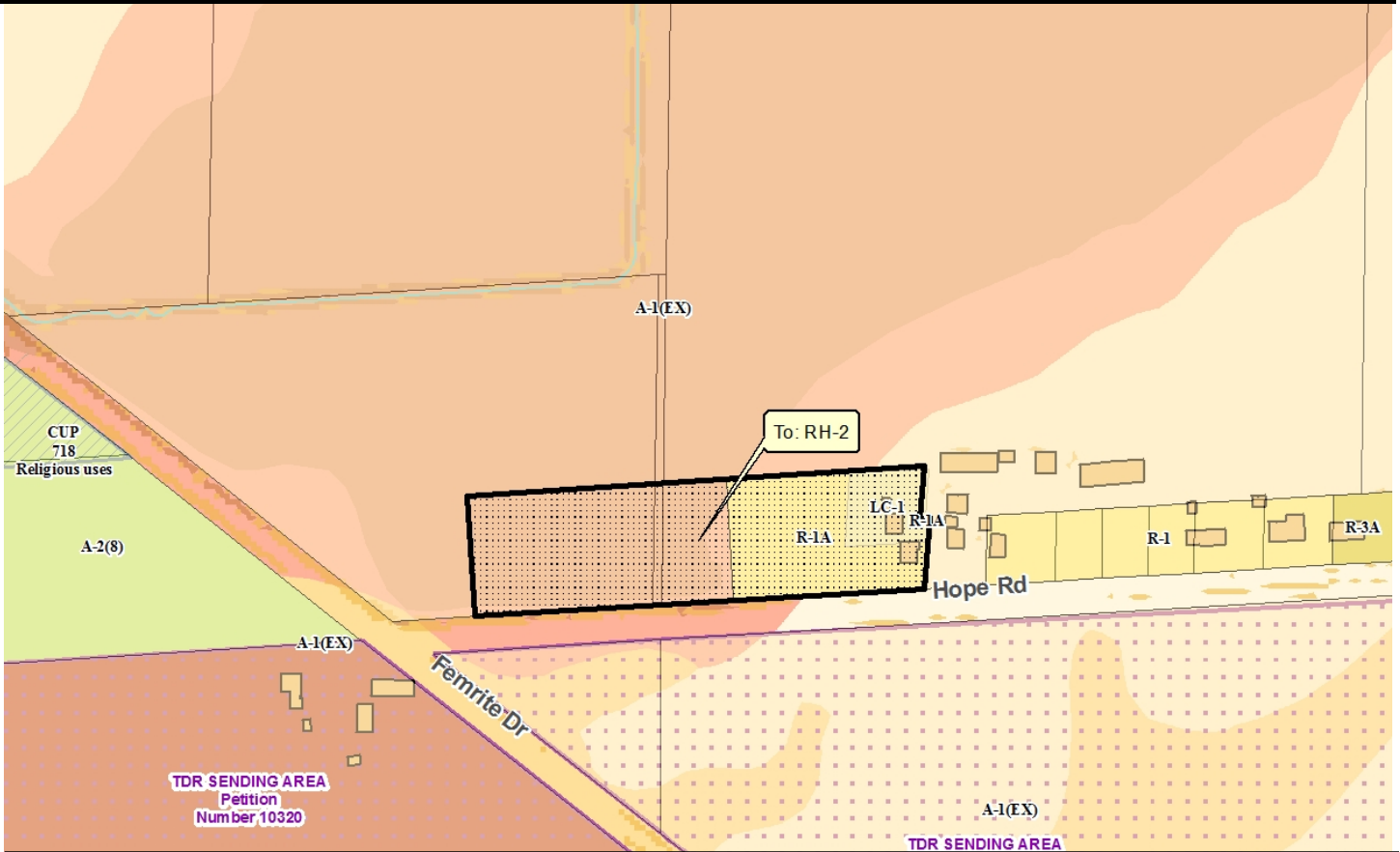




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> October 24, 2017		<i>Petition:</i> Petition 11198
<i>Zoning Amendment:</i> LC-1 Limited Commercial Dist TO RH-2 Rural Homes District, R-1A Residence District TO RH-2 Rural Homes District, A-1EX Agriculture District TO RH-2 Rural Homes District		<i>Town/sect:</i> COTTAGE GROVE, Section 19
<i>Acres:</i> 0.49, 1.46, 2.80 <i>Survey Req.</i> Yes		<i>Applicant</i> JOSHUA F AGATE
<i>Reason:</i> EXPANDING EXISTING LOT		<i>Location:</i> 3010 HOPE RD



DESCRIPTION: The applicant proposes to expand the size of the existing 2.23 acre R-1A/LC-1 zoned parcel by adding an additional ~2.8 acres. The resulting RH-2 zoned parcel would total roughly ~5 acres. No new development is proposed.

OBSERVATIONS: A perennial stream is located approximately 400' to the north of the property. Over 95% of the ~2.8 acres being added to the existing parcel is located within the floodplain of the perennial stream as shown on FEMA Flood Insurance Rate Maps.

TOWN PLAN: The property is located in the Town's XX planning district in the Town of XX Plan.

RESOURCE PROTECTION: An area of resource protection corridor associated with a mapped floodplain is located across the westerly half of the subject property. As noted above, no new development is proposed.

STAFF: The proposal satisfies the dimensional standards of the RH-2 zoning district and appears consistent with the town comprehensive plan. As indicated on the attached density study report, the proposal will not affect the remaining available splits on the Foreyt farm.

TOWN: Approved amending the zoning district classification to A-2(4).