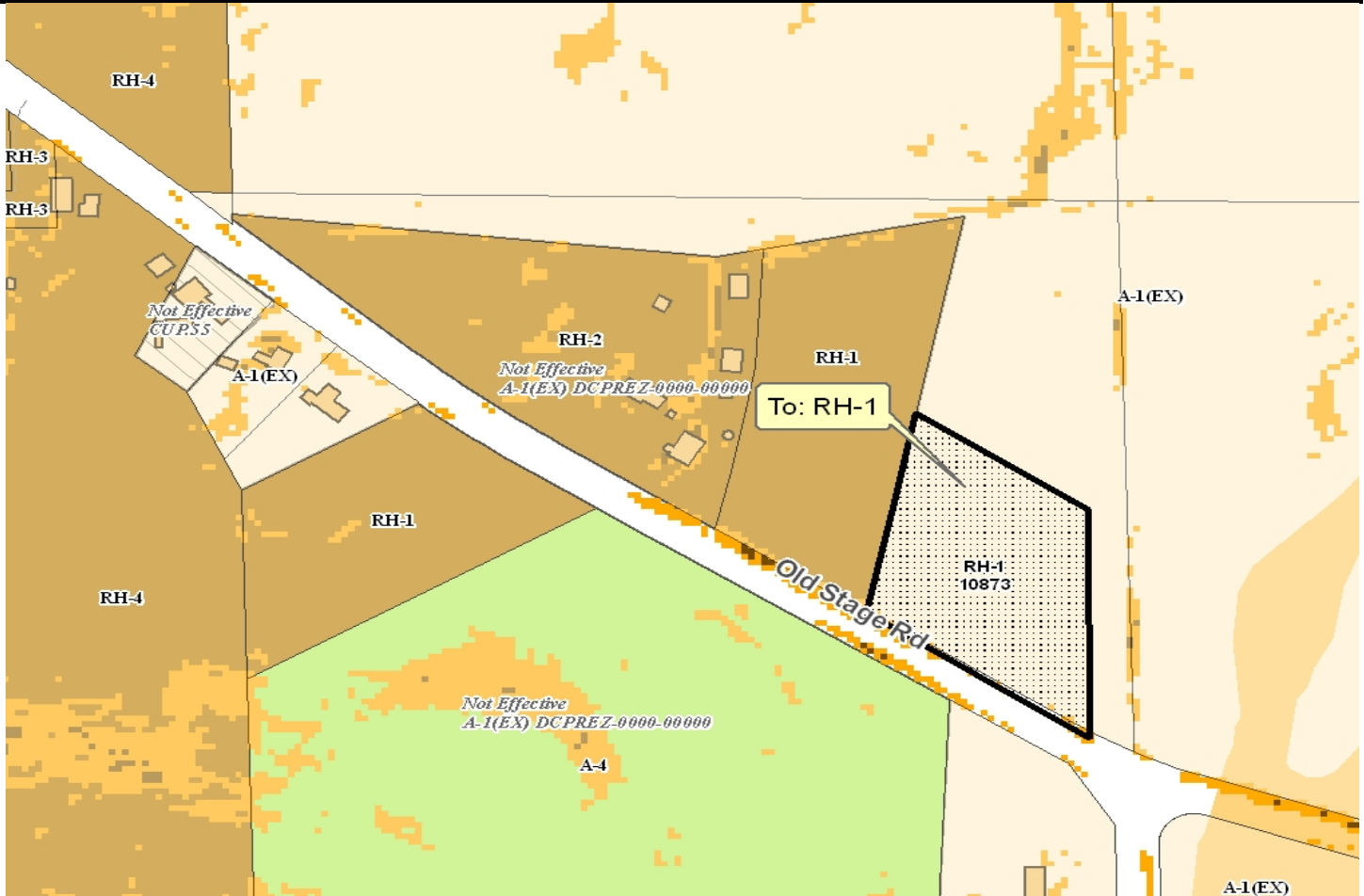




# Staff Report

<b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>August 25, 2015</b>	<i>Petition:</i> <b>Rezone 10873</b>
	<i>Zoning Amendment:</i> <b>A-1EX Exclusive Agriculture District to RH-1 Rural Homes District</b>	<i>Town/sect:</i> <b>Rutland Section 35</b>
	<i>Acres:</i> 2.8 <i>Survey Req. Yes</i>	<i>Applicant</i> <b>DCW Investment LLC</b>
	<i>Reason:</i> <b>Creating one residential lot</b>	<i>Location:</i> <b>East of 3614 Old Stage Road</b>



**DESCRIPTION:** The applicant proposes to create a 2-acre residential lot from the 90-acre property.

**OBSERVATIONS:** The proposed lot consists of 100% class II soils. No sensitive environmental features observed.

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

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

**STAFF:** As indicated on the attached density study report, the property remains eligible for one possible split. If the petition is approved, the splits will be exhausted. Staff recommends a deed restriction prohibiting residential development be recorded on the remaining A-1EX zoned land as required under the town plan.

**TOWN:** Approved conditioned upon deed restricting the remaining A-1EX lands to prohibit residential development. The housing density rights have been exhausted on the original farm.