
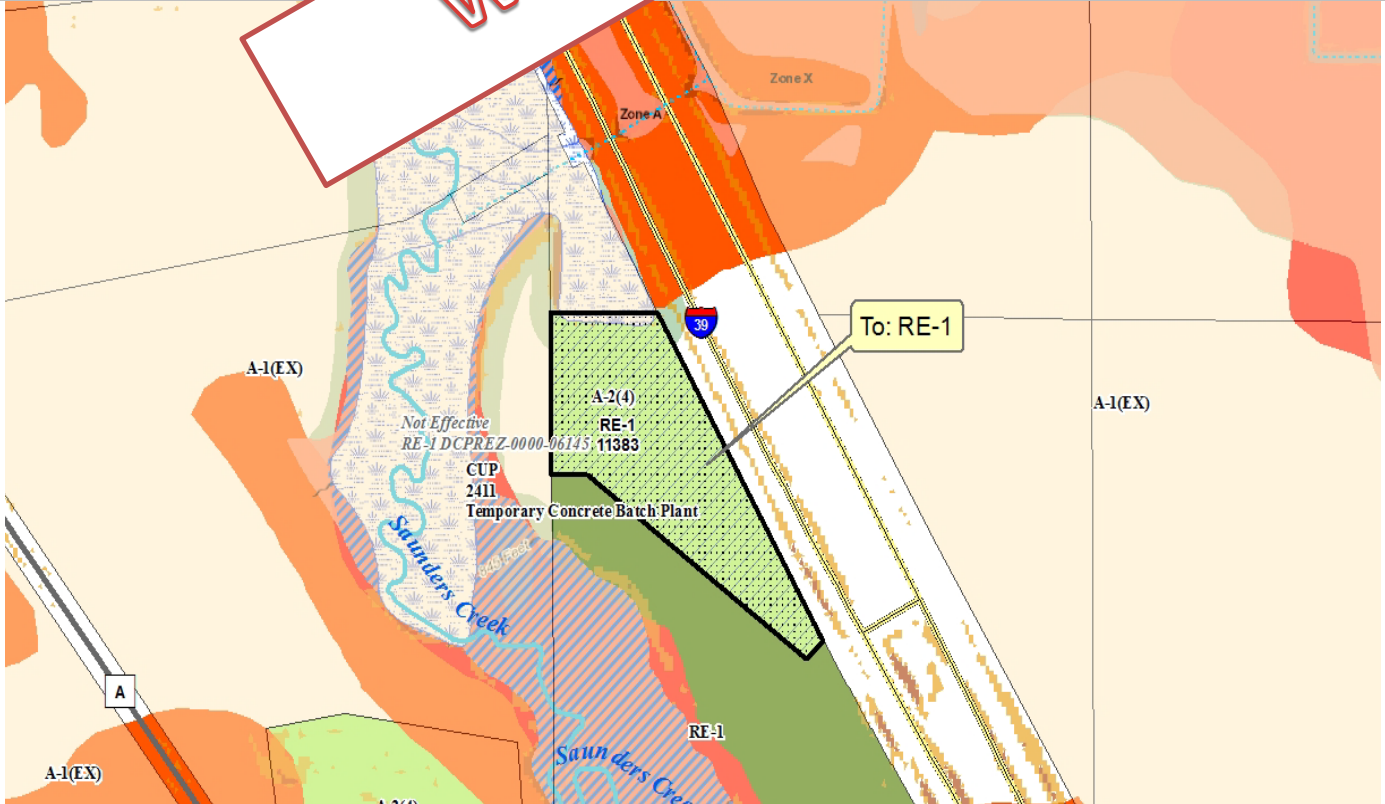
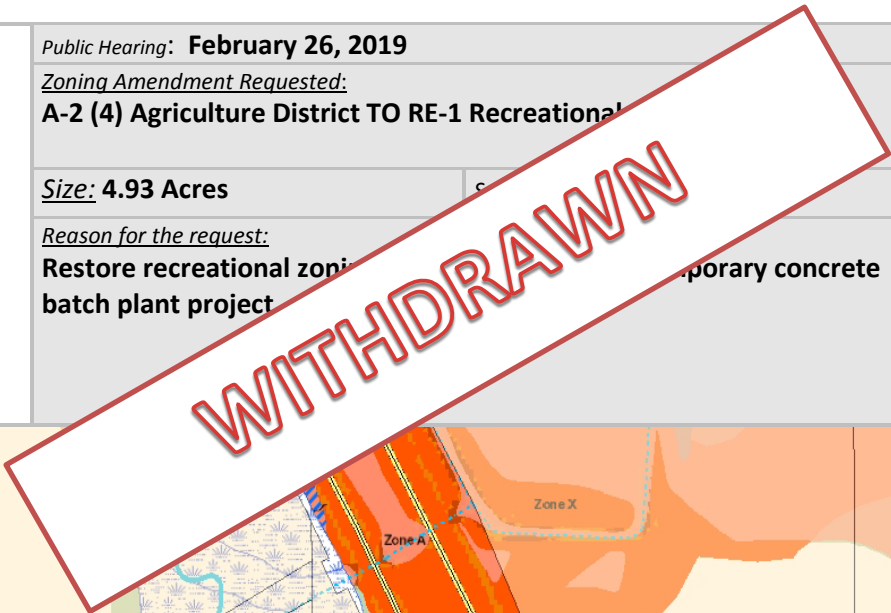


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> February 26, 2019	Petition 11383
	<i>Zoning Amendment Requested:</i> A-2 (4) Agriculture District TO RE-1 Recreational	<i>Town/Section:</i> ALBION, Section 16
	<i>Size:</i> 4.93 Acres	<i>Applicant:</i> LENOX LANDSCAPE AND SUPPLY LLC
	<i>Reason for the request:</i> Restore recreational zoning for temporary concrete batch plant project	<i>Address:</i> 770 ALBION ROAD



DESCRIPTION: Applicant proposes to rezone the ~5 acre property to RE-1 Recreational to provide zoning compliance with the adjoining property following conclusion of a temporary concrete batch plant associated with the I-39/90 expansion project. The proposed rezoning complies with a condition of approval required by the town of Albion for the prior zoning and Conditional Use Permit.

OBSERVATIONS: Adjoining land uses include the I 39/90 corridor, the Creekview Par 3 golf course, and open space / agriculture. Saunders creek with associated floodplain and wetland is located on adjoining property to the west and south. No sensitive environmental features observed. No new development proposed.

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

RESOURCE PROTECTION: Areas of resource protection corridor associated with wetland / floodplain of Saunders Creek is located north and west of the subject property. No resource protection corridors located on the subject property.

STAFF: The proposed rezoning to RE-1 is consistent with town plan policies and will bring the property into compliance with the town’s prior conditional zoning approval. Staff recommends approval with no conditions.

TOWN: Approved.