



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **November 24, 2015**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(2) Agriculture District and A-2(4) Agriculture District

Acres: 5.22, 2.93
Survey Req. Yes

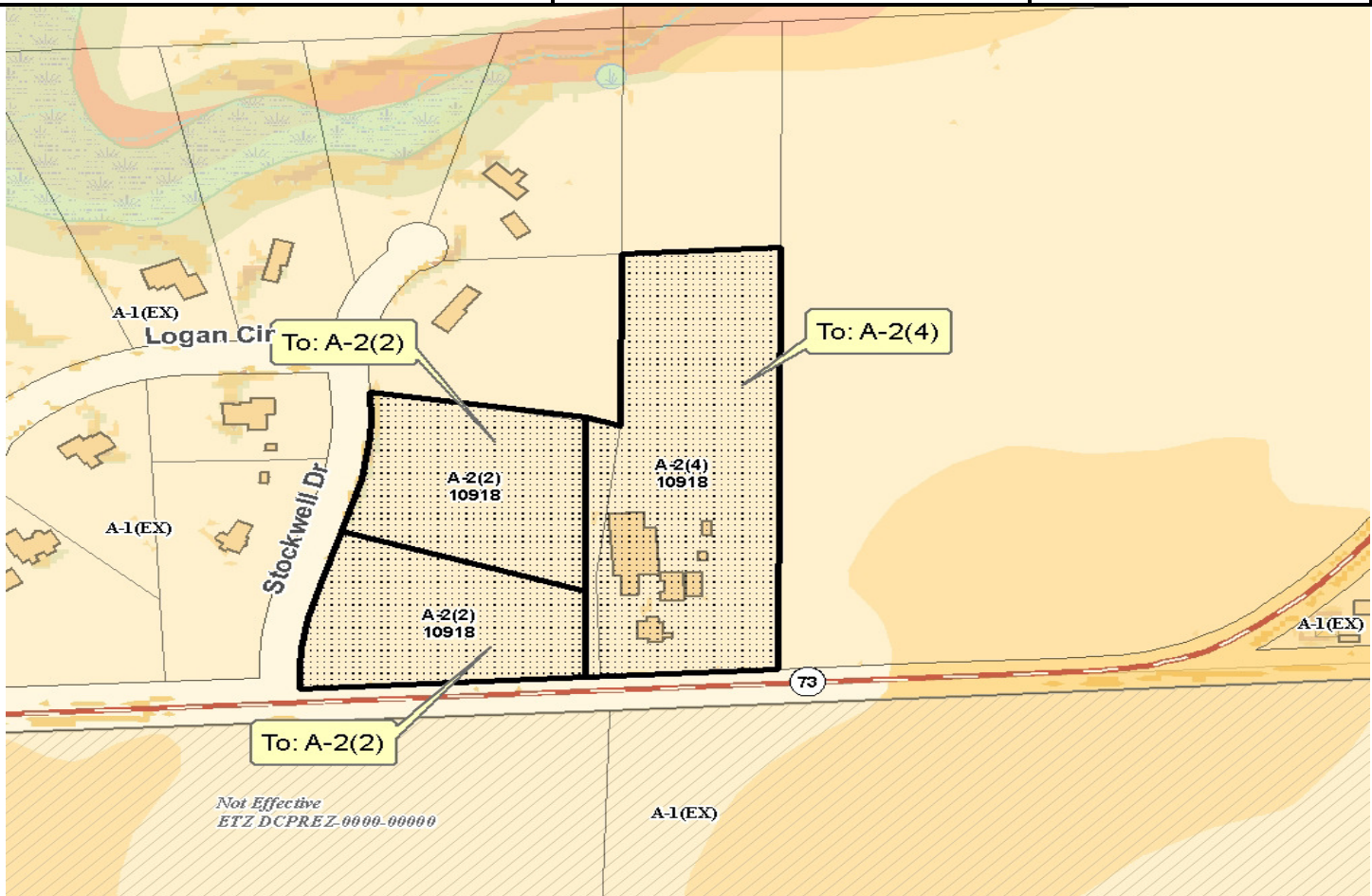
Reason:
Divide existing lot to create two residential lots

Petition: **Rezone 10918**

Town/sect:
**York
Section 34**

Applicant
Michael Joseph Spear

Location:
**West of 6345 State
Highway 73**



DESCRIPTION: Applicant proposes to divide an existing lot adjacent to “Logan’s Run” subdivision to create two ~2 acre lots and to modify the boundaries of the adjoining residential lot.

OBSERVATIONS: The property consists of two existing, legal substandard lots – one vacant and one with an existing residence and outbuildings. The vacant, 5.8 acre parcel consists of 100% class II soils.

TOWN PLAN: The property is located in an existing residential area.

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

STAFF: The proposal appears consistent with town plan policies which allow for clustering of residential lots near existing development. The proposed lot sizes are consistent with lot sizes located in the adjacent subdivision.

TOWN: Approved with no conditions.