



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **January 23, 2018**

Petition: **Petition 11239**

Zoning Amendment:
A-1EX Agriculture District TO RH-2 Rural Homes District

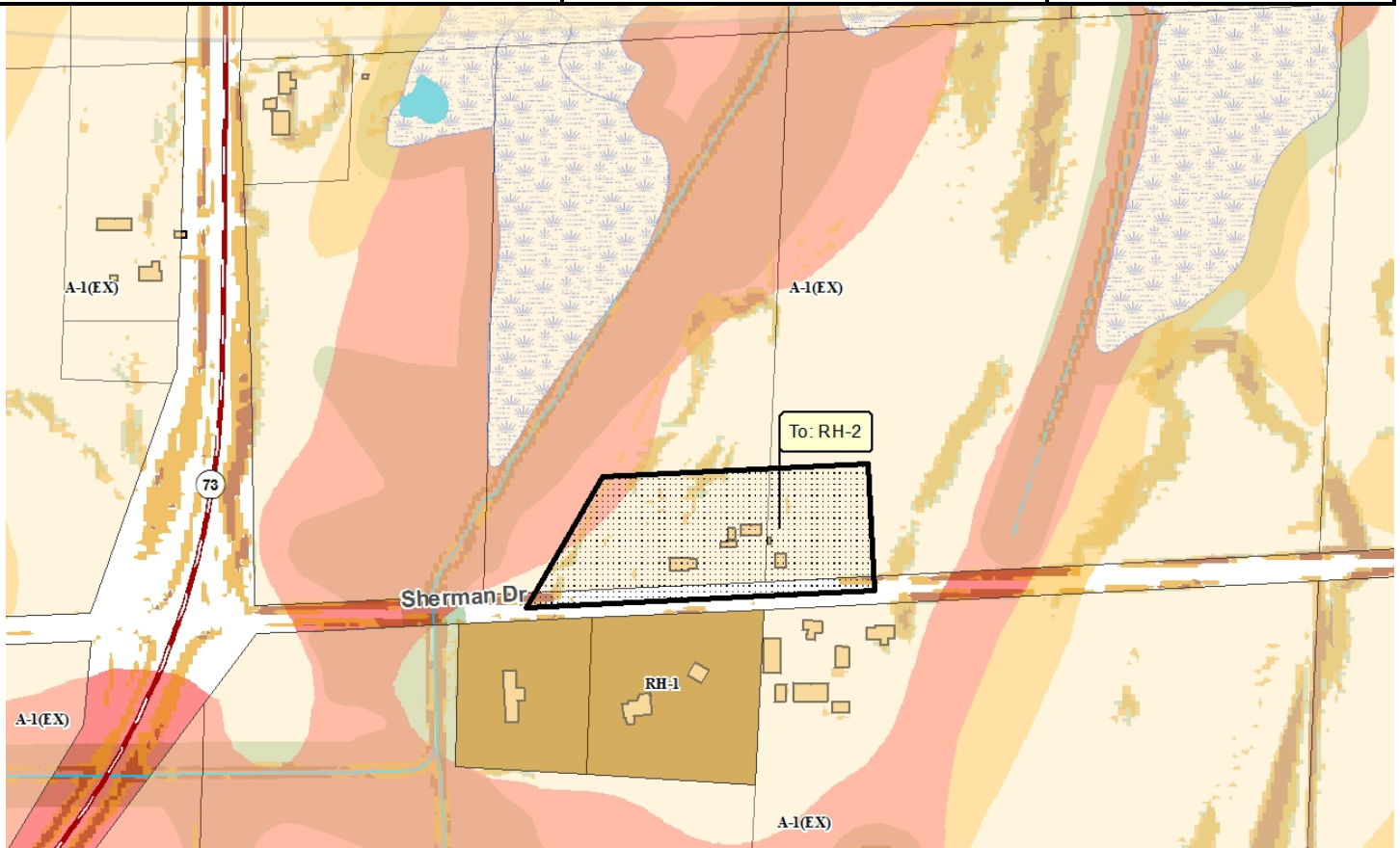
Town/sect:
MEDINA, Section 27

Acres: 5
Survey Req. Yes

Applicant
**KRONEMAN REV TR,
LYNDON C**

Reason:
**Separating existing residence
from farmland**

Location:
728 SHERMAN DRIVE



DESCRIPTION: Applicant proposes to separate the existing farm residence and buildings from the ~60 acre farm by creating a new 5 acre RH-2 zoned parcel.

OBSERVATIONS: Surrounding land uses include agriculture and scattered rural residences. No sensitive environmental features observed. No new development proposed.

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

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: As indicated on the attached density study report, the town counts all residences toward the 1 dwelling unit per 35 acres owned residential density limitation. Separation of the existing residence is consistent with town plan policies and counts as the only "split" allowed. Staff recommends that a deed restriction be recorded on the balance of the ~55 acres of A-1EX zoned land owned by the applicant prohibiting further development.

TOWN: Approved with the following conditions:

- 1) Town of Medina Deed Restriction for no Further Development parcels 0812-272-8000-5, 0812-272-8500-0 and new CSM parcel.
- 2) Town of Medina Animal Deed Restriction on CSM parcel.