



# Staff Report

Public Hearing: **August 25, 2015**

Petition: **Rezone 10874**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District To A-2(2) Agriculture District**

Town/sect:  
**Vienna Section 27**

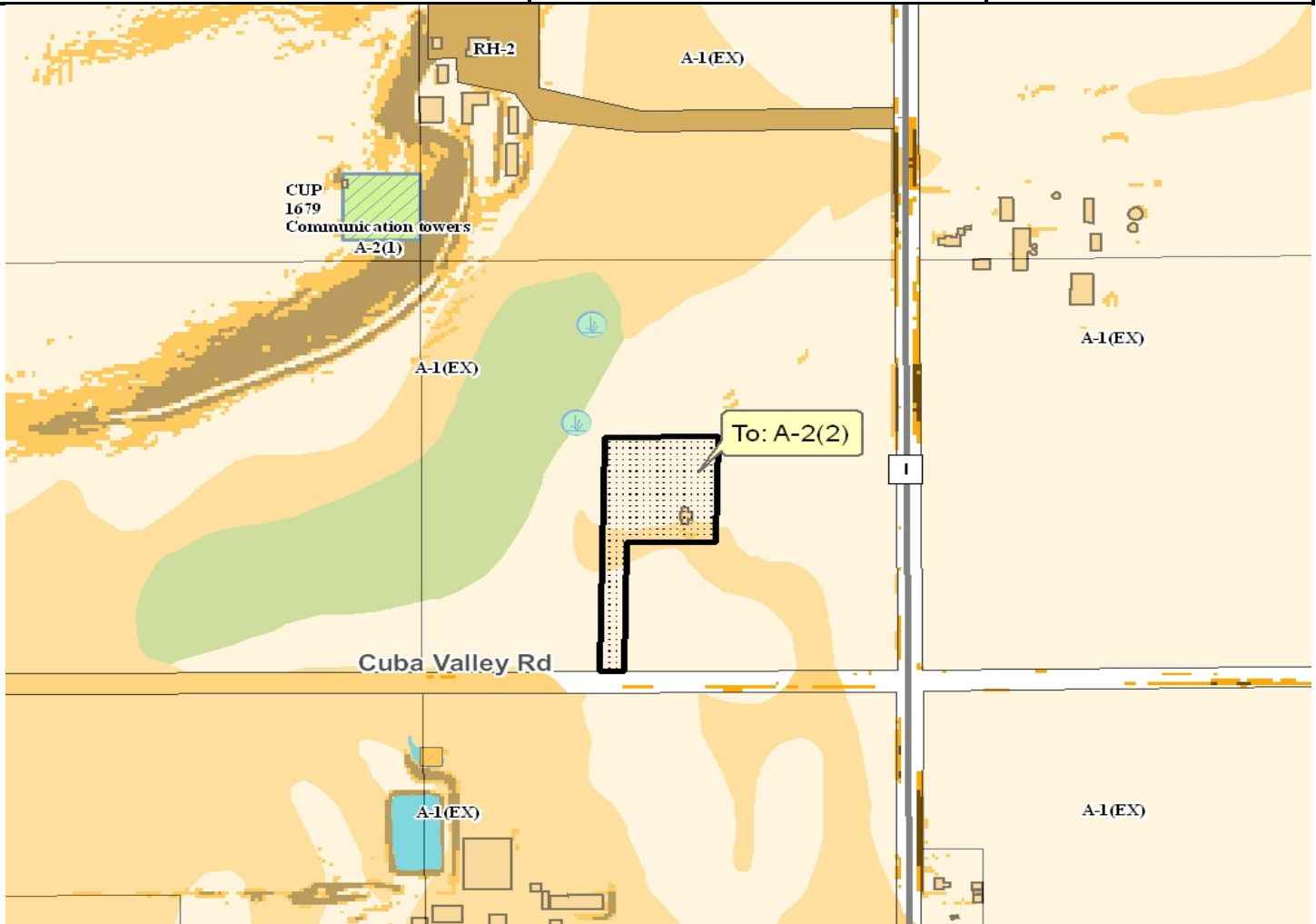
Acres: 2.95  
Survey Req. Yes

Applicant  
**Midthun Brothers**

Reason:  
**Separating existing residence from farmland**

Location:  
**5320 Cuba Valley Road**

Zoning and Land Regulation Committee



**DESCRIPTION:** Applicant proposes to divide an existing farm residence from the 216-acre farm.

**OBSERVATIONS:** There is an existing residence on the property. 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 resource protection corridors located on the property.

**STAFF:** As indicated on the attached density study report, the property remains eligible for two possible splits. Note that the town does not count separation of farm residences as a split. If the petition is approved, it appears two splits will remain available.

**TOWN:** Approved with no conditions.