



Staff Report

Public Hearing: **July 28, 2015**

Petition: **Rezone 10856**

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

Town/sect:
Montrose Section 17

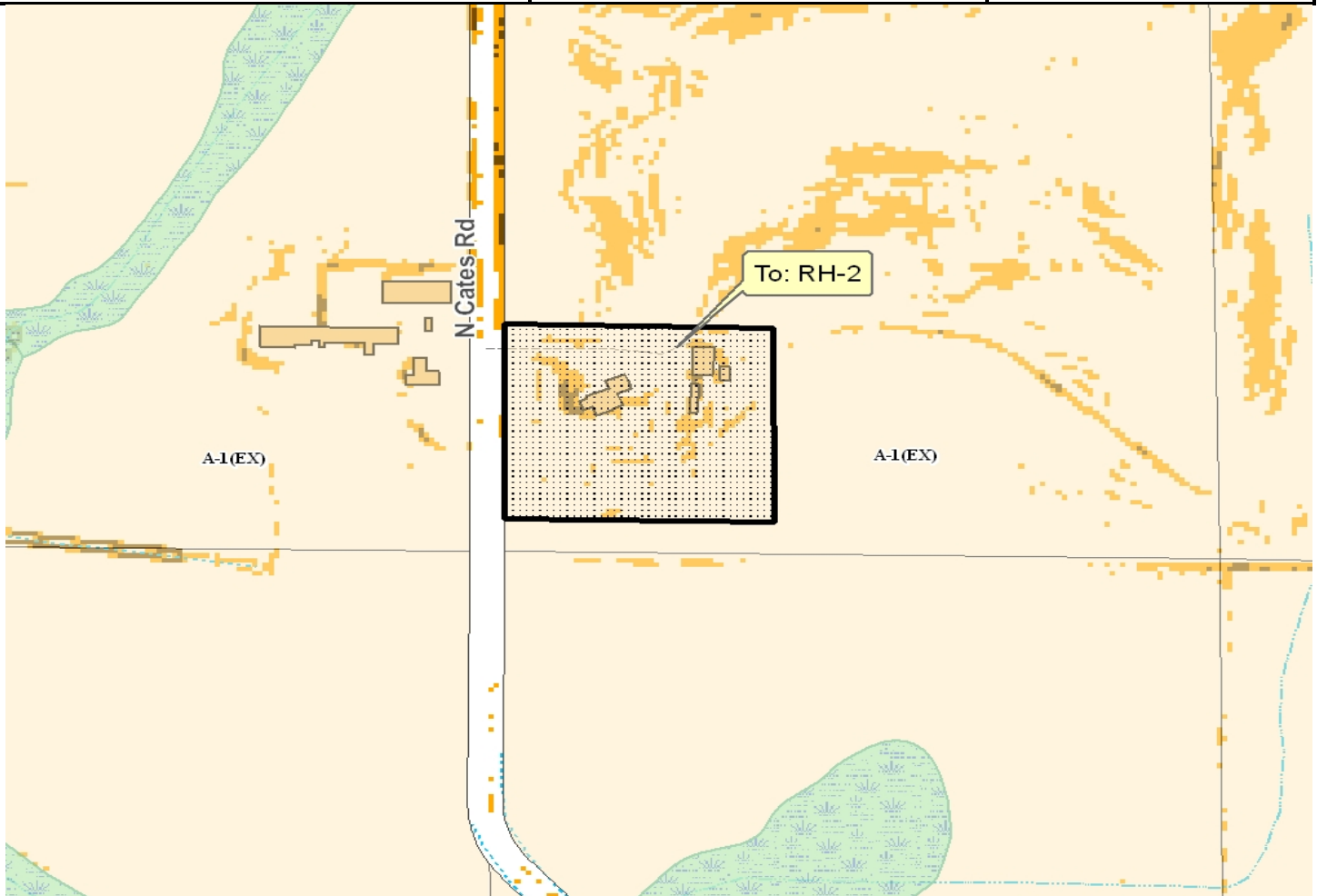
Acres: 4.987
Survey Req. Yes

Applicant
Beverly A Jenkins

Reason:
Separating existing residence from farmland

Location:
870 N Cates Rd

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to separate the existing residence and buildings from the surrounding farmland.

OBSERVATIONS: No sensitive environmental features observed.

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

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

STAFF: The proposal is consistent with town plan policies. As indicated on the attached density study report, the original farm remains eligible for 8 possible splits. If the petition is approved, 7 possible splits will remain.

TOWN: Approved.