

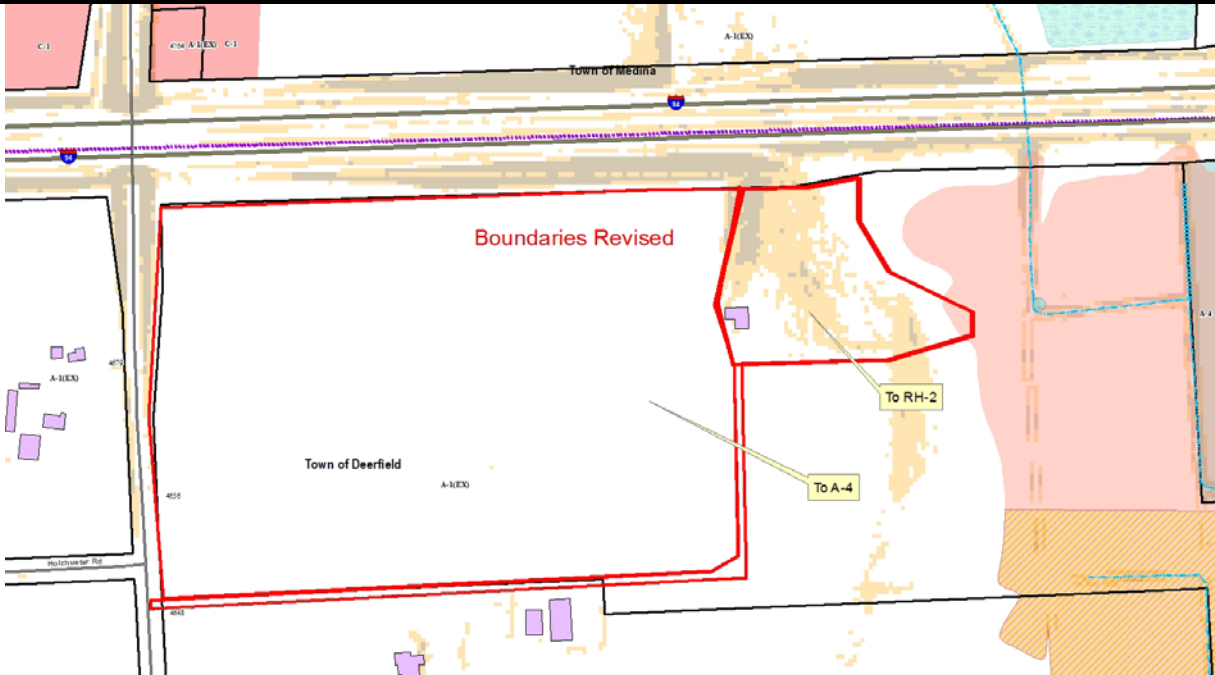


Staff Report

<i>Public Hearing:</i> May 24, 2016	<i>Petition:</i> Rezone 10976
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-2 Rural Homes District	<i>Town/sect:</i> Deerfield Section 05
<i>Acres:</i> 4.4 <i>Survey Req.:</i> Yes	<i>Applicant:</i> Boetzel REV, Dale V & Judith
<i>Reason:</i> Separating existing residence from the farmland	<i>Location:</i> 4656 Oak Park Rd

Zoning and Land Regulation Committee

REVISION: Proposed lot increased to 5.4 acres to add frontage; 32-acre remnant lot created which will be zoned A-4.



DESCRIPTION: Applicant would like to bring the existing residence into compliance with zoning requirements. The farm house was constructed in 2013 for the owner's son. The house is no longer being used for a person working on the farm..

OBSERVATIONS: The property consists of 65% class II soils. There is an area of steep slope topography located on the property. No other sensitive environmental features observed. No new development is proposed.

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

RESOURCE PROTECTION: A small area of resource protection corridor is located on the property associated with steep slopes over 20% grade. Existing development is located outside of the resource protection corridor.

STAFF: As indicated on the attached density study report, the eligible splits on the property have been exhausted. The proposed rezoning and separation of the existing residence will result in no net change to allowable density and appears reasonably consistent with town plan policies.

Staff also recommends that an easement be drafted and recorded to ensure access to the property via the existing driveway.

5/24 ZLR: The petition was postponed due to no town action.

TOWN: Approved amending the petition to create a 5.4-acre RH-2 Rural Homes lot which front on Oak Park Road and to create a 32-acre A-4 Agriculture lot. A deed notice is to be placed on the remaining A-1 Exclusive zoned lands to prohibit further residential development. The housing density rights have been exhausted.

STAFF UPDATE: The changes will eliminate the need for a driveway easement. The proposal meets the dimensional standards of the zoning districts.