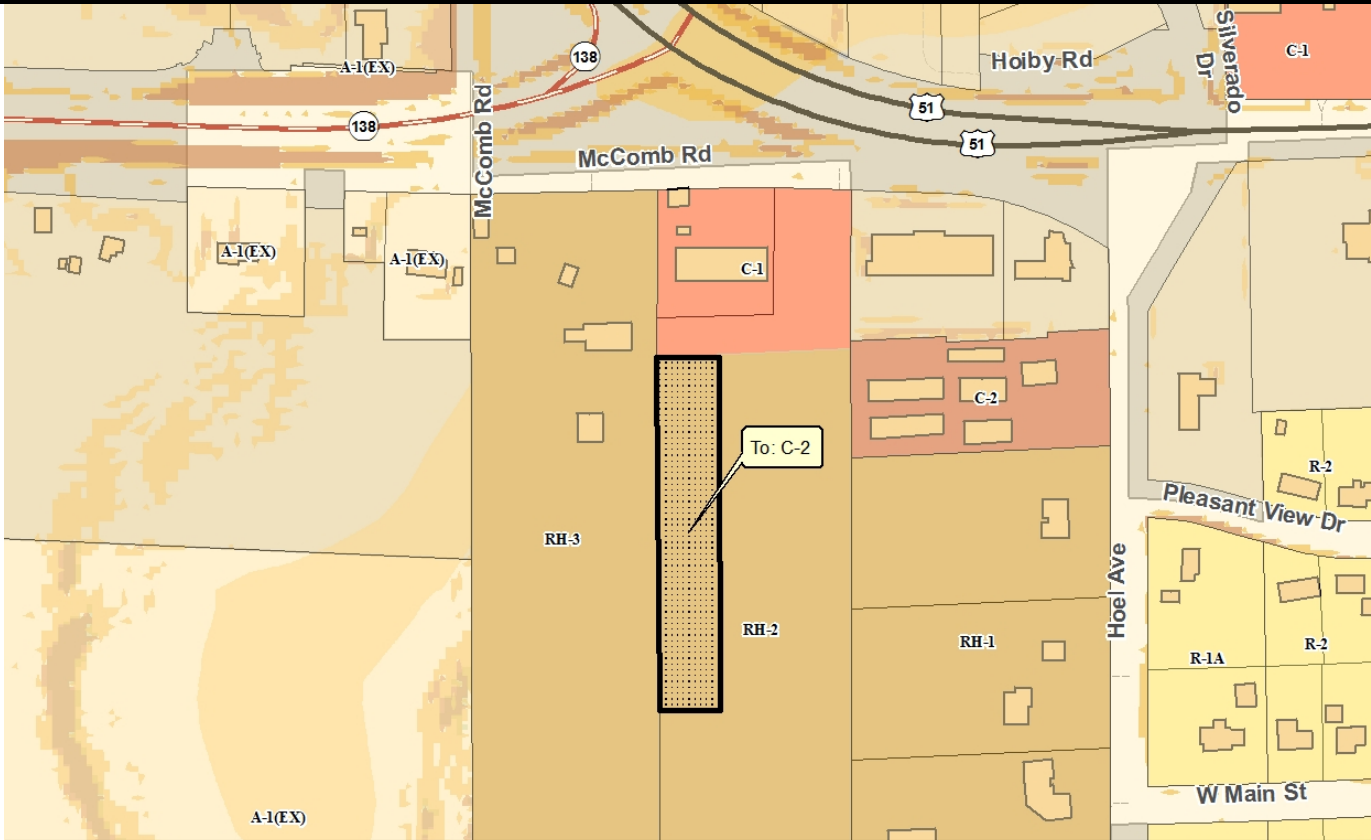




Staff Report

Public Hearing: October 24, 2017	Petition: Petition 11205
Zoning Amendment: RH-2 Rural Homes District TO C-2 Commercial District	Town/sect: DUNKIRK, Section 7
Acres: 1.57 Survey Req. No	Applicant MCFARLAND MEADOWS LLC
Reason: COMMERCIAL STORAGE USES	Location: 2247 MCCOMB RD

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to create a ~1.6 acre area of C-2 Commercial zoning to allow mini-warehouses on the interior of a 9-acre RH-2 zoned parcel with an existing residence. The RH-2 parcel also has an older ~1.15 acre L-shaped area of C-1 zoning along McComb Road. No commercial use of the property currently exists.

OBSERVATIONS: Adjoining uses of property are commercial, rural residential, and mixed use. The neighboring commercial uses include a mixed use development (retail / service businesses and multi-family residential), mini-warehouses, and a welding contractor business. The proposed area of C-2 zoning is on a wooded portion of the property. No sensitive environmental features observed.

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: No site, development, or operations plan was submitted with the rezoning petition. In a letter dated September 12, 2017, Zoning Administrator Roger Lane informed the applicant of concerns with regard to the proposal resulting in 3 different zoning categories on a single parcel of land whose principal use is currently residential. The letter indicated that a separate parcel should be created for the proposed commercial use because there may only be one principal use per lot. The letter also noted that the proposal appeared to be inconsistent with the town plan's agricultural preservation area designation and associated policies.

As noted above, the property is located in the town's agricultural preservation area. Proposed C-2 zoning for mini-warehouses is not consistent with town plan policies.

TOWN: Pending