



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **July 26, 2016**

Zoning Amendment:  
**A-2(2) Agriculture District to A-2(1) Agriculture District**

Acres: 3.0  
Survey Req. Yes

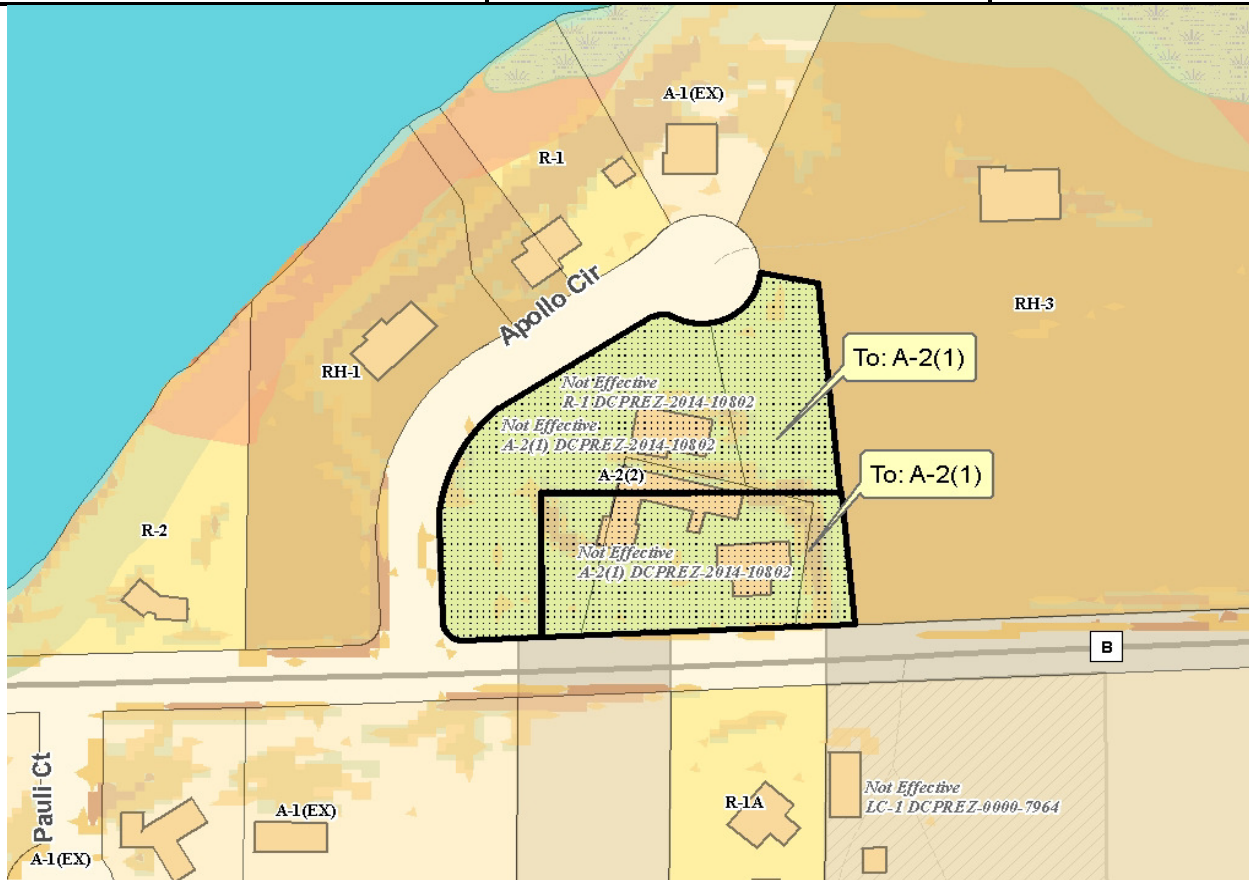
Reason:  
**Reconfiguring existing parcels and provide zoning compliance**

Petition: **Rezone 11007**

Town/sect:  
**Pleasant Springs Section 33**

Applicant  
**Susan Slinde**

Location:  
**2614 County Highway B**



**DESCRIPTION:** Applicant proposes to reconfigure existing parcel boundaries to provide zoning compliance for an existing residential lot and accessory buildings. A two lot CSM is proposed to effectuate the reconfiguration. No new development is proposed.

**OBSERVATIONS:** The property is surrounded by rural residential uses. There is no agricultural land and no sensitive environmental features located on the property.

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

**RESOURCE PROTECTION:** No resource protection corridors located on the property. No new development is proposed.

**STAFF:** The proposal appears reasonably consistent with town plan policies. To ensure compliance with the town residential density limitation, staff recommends that a deed restriction be recorded on the northerly A-2(1) parcel prohibiting residential development.

**TOWN:** Approved conditioned upon residential development being prohibited on the northerly lot (proposed Lot 2) and no further development (residences and land division) of the both proposed properties.

Note: The northerly lot with accessory building may only be used for agricultural purposes.