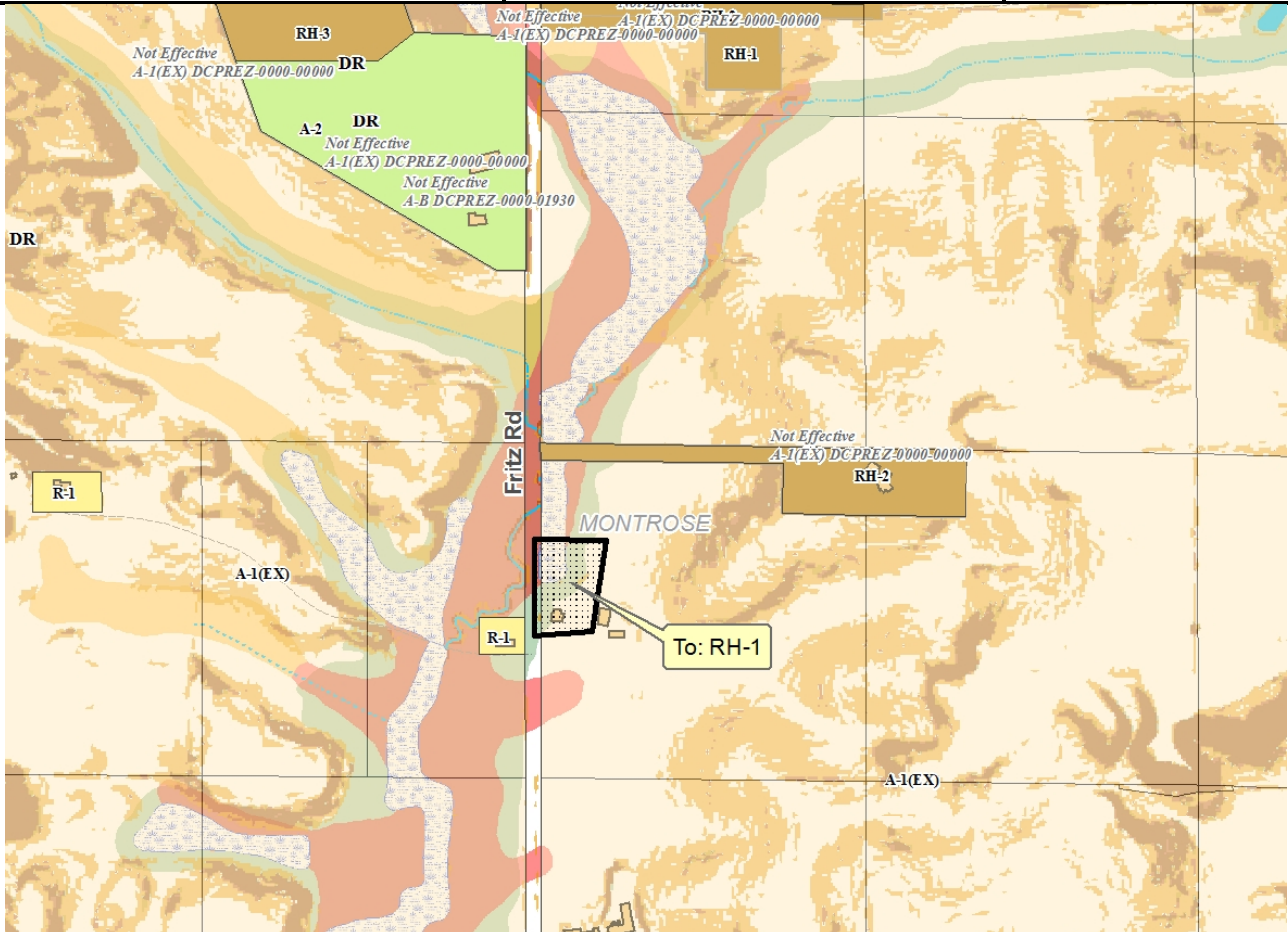




Staff Report

Public Hearing: April 25, 2017	Petition: Rezone 11133
Zoning Amendment: A-1EX Agriculture District to RH-1 Rural Homes District	Town/sect: Montrose Section 7
Acres: 2.007 Survey Req. Yes	Applicant Dohm Rev Living TR, Richard E
Reason: Separating existing residence from farmland	Location: 1206 Fritz Road

Zoning and Land Regulation Committee



DESCRIPTION: The landowner proposes to separate an existing residence from the 284-acre farm.

OBSERVATIONS: Flynn Creek is in near proximity to the house. Wetlands and floodplain are associated with the creek. It appears that 50% of the propose lot is within the 100-year floodplain, however the floodplain is designated as "Zone A" with an undetermined base flood elevation. In 2015, the house received a LOMA which removed the house from the floodplain. The existing house along with the house to the north shares a joint driveway. An easement agreement is recorded for the shared use of the driveway.

TOWN PLAN: The property is in a Farmland Preservation Area in the town/county plan. Density standards apply. The Town of Montrose counts separation of existing residences against the density cap total. See density study report in packet.

RESOURCE PROTECTION: 50% of the proposed lot is within the resource protection area due to the wetlands and floodplain associated with Flynn Creek.

STAFF: The separation of the residence from the farmland meets the dimensional standards and appears to be consistent with the Town Land Use Plan.

TOWN: The Town approved the petition with no conditions.