



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **June 24, 2014**

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

Acres: 3.2  
Survey Req. Yes

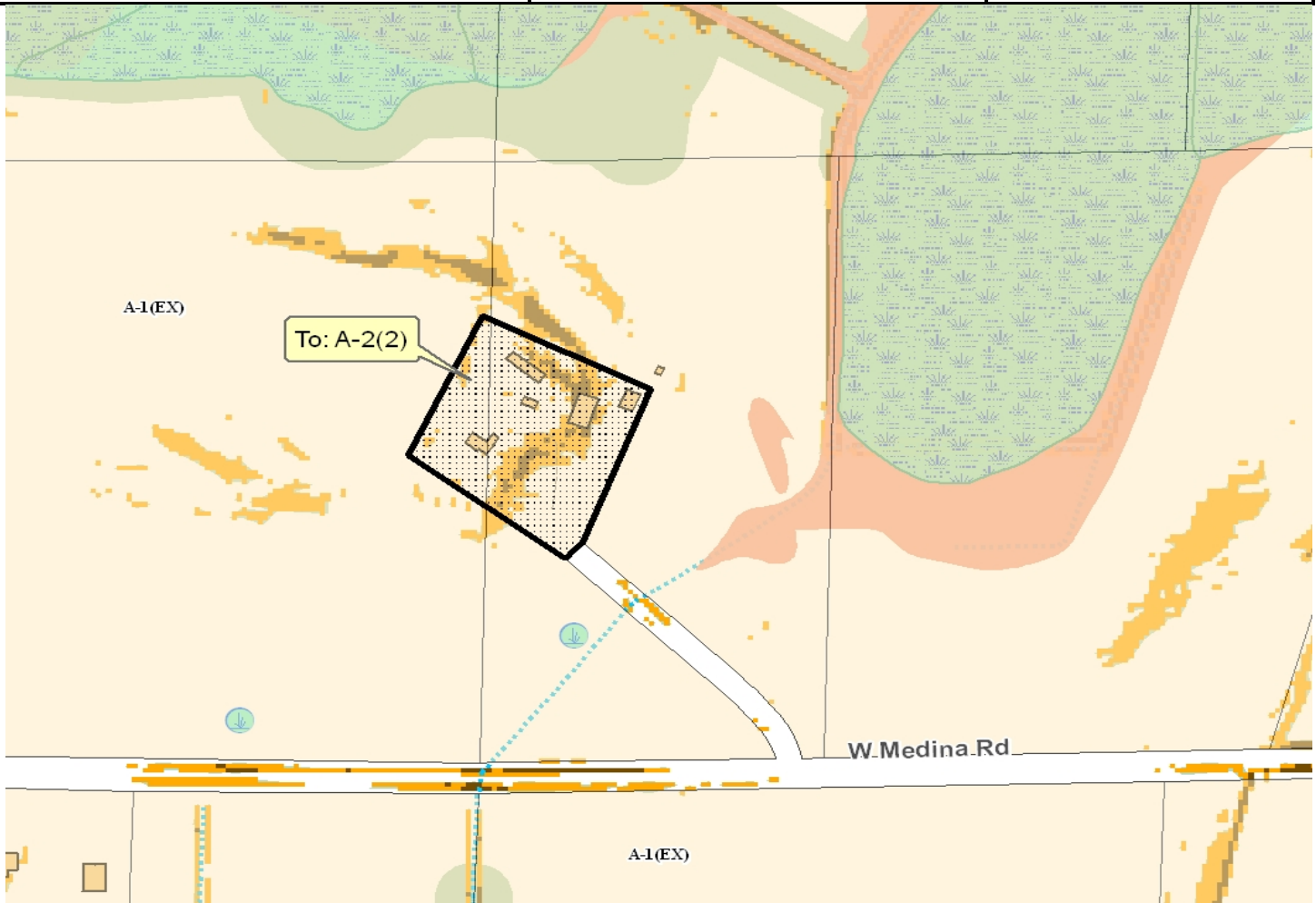
Reason:  
**Creating one residential lot**

Petition: **Rezone 10697**

Town/sect:  
**Medina Section 32**

Applicant  
**Scott Reamer**

Location:  
**1292 W Medina Road**



**DESCRIPTION:** Applicant proposes to separate the existing farm buildings from the farm. Relatives of the farm owner intend to construct a replacement residence on the new residential parcel.

**OBSERVATIONS:** The property consists of class III soils. No significant environmental features observed.

**TOWN PLAN:** The property is located in the town's agricultural preservation area. Development is limited to one dwelling per 35 acres owned.

**RESOURCE PROTECTION:** There is a small area of resource protection corridor associated with steep slope topography.

**STAFF:** Three possible splits are available to the property. Note that the town counts all residences toward the density limitation. If approved, 3 possible splits will remain available to the property. The proposal appears consistent with town plan policies.

**TOWN:** Pending.