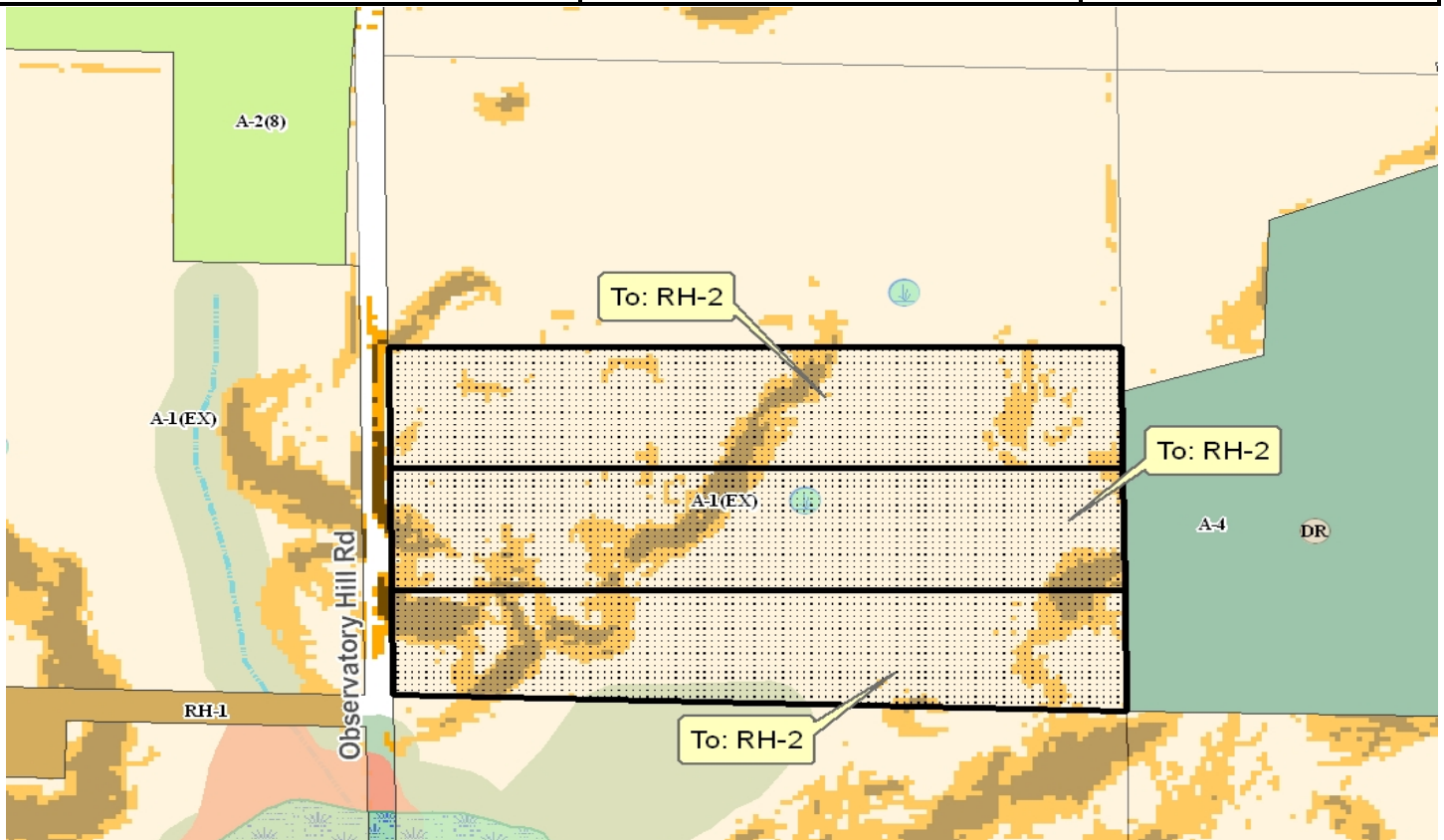




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> July 22, 2014	<i>Petition:</i> Rezone 10719
	<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-2 Rural Homes District	<i>Town/sect:</i> Montrose Section 09
	<i>Acres:</i> 22.5 <i>Survey Req. Yes</i>	<i>Applicant</i> Pauli REV Living TR, Donald F & Marie M
	<i>Reason:</i> Creating three residential lots	<i>Location:</i> North 1070 Observatory Hill Road



DESCRIPTION: The petitioner would like to create three residential lots.

OBSERVATIONS: The eastern portion of the property consists of Class II soils. The center portion of the development area drops off with slopes exceeding 20% grade. This low lying area consists of hydric soils and has indicators that the area may be wetland.

TOWN PLAN: Property is within a Farmland Preservation Area. Proposed three lots would **exhaust** the splits allocated to the property under the town/county comprehensive plan. (See density study in petition packet).

RESOURCE PROTECTION: Portions of a wetland and floodplain buffer encroach on the southernmost proposed parcel, but there should be sufficient buildable area outside of the Resource Protection Corridor.

STAFF: The proposal exhaust the housing density rights. Staff suggests that the remaining A-1EX zoned land owned by the applicant from the original farm unit be deed restricted to prohibit further nonfarm development. Staff also recommends that a "no build area" be delineated on the CSM to prohibit development on the low areas of the interior of the property comprised of hydric soils.

TOWN: Approved with no conditions. The Town minutes reflect that there may be issues with locating a driveway due to the topography of observatory Hill Road (blind spots).