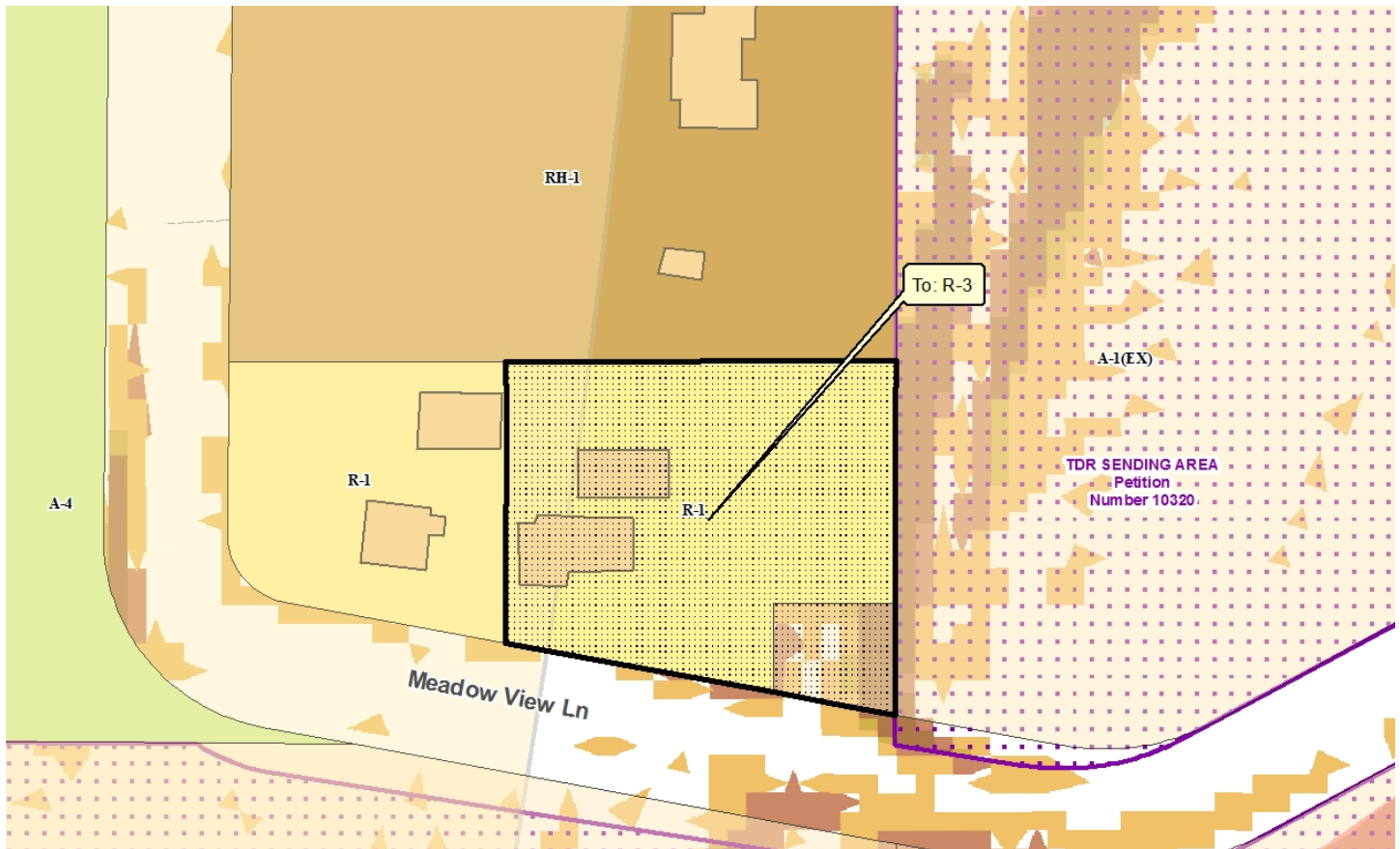




Notice of Public Hearing

Zoning and Land Regulation Committee

<i>Public Hearing:</i> September 26, 2017	<i>Petition:</i> Petition 11187
<i>Zoning Amendment:</i> R-1 Residence District TO R-3 Residence District, A-1EX Agriculture District TO R-3 Residence District	<i>Town/sect:</i> COTTAGE GROVE, Section 2
<i>Acres:</i> .64,.08 <i>Survey Req.</i> Yes	<i>Applicant</i> KEVIN BRONKHORST
<i>Reason:</i> Zoning compliance for structures	<i>Location:</i> 1858 MEADOW VIEW LANE & LANDS SE



DESCRIPTION: Applicant requests R-3 zoning to provide a less restrictive rear-yard setback distance in order to construct a new attached garage, and to provide zoning compliance for the single family use of the property. Applicant also proposes to record a Certified Survey Map as part of this petition to consolidate the existing R-1 parcel with a small .08 acre adjoining parcel zoned A-1EX.

OBSERVATIONS: There are 4 rural residences located within 800' of the subject property. No sensitive environmental features observed on the property.

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: The proposed rezoning appears consistent with town plan policies. .

TOWN: Approved with conditions (recording of a Certified Survey Map combining the two parcels).