



Staff Report

Public Hearing: **October 24, 2017**

Petition: **Petition 11200**

Zoning Amendment:
**A-1 Agriculture District TO R-3A
Residence District**

Town/sect:
**SPRINGDALE, Section
24**

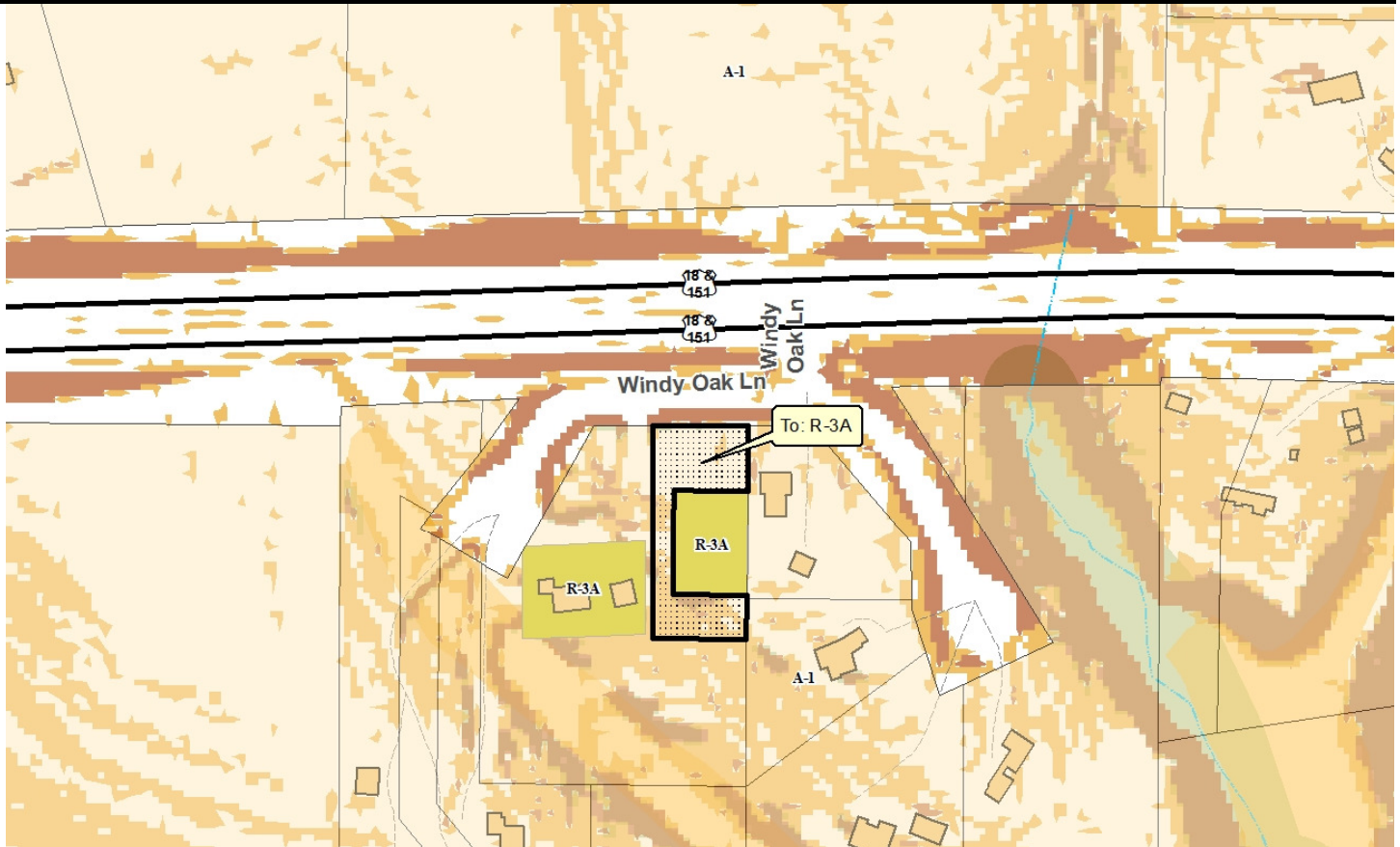
Acres: 0.75
Survey Req. Yes

Applicant
GOTHAM LLC

Reason:
**Zoning compliance for duplex
use**

Location:
8161 WINDY OAK LN

Zoning and Land Regulation Committee



DESCRIPTION: The applicant proposes to rezone a portion of the ~1.2 acre parcel from A-1 to R-3A to match existing area of R-3A zoning and allow eventual construction of a duplex on the property.

OBSERVATIONS: No sensitive environmental features observed. The subject property is mostly wooded and surrounded by other existing rural residential uses. Access to the property is via a shared driveway located on the adjoining property to the west at 8163 Windy Oak Lane.

TOWN PLAN: The property is located in the town's residential planning area as shown on the town's future land use map.

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: The proposal satisfies the dimensional standards of the zoning district and appears reasonably consistent with the town comprehensive plan. Note that the existing area of R-3A zoning on the property was established in April of 1984. Proposed rezoning will result in a single zoning category applying to the existing parcel and provide zoning compliance for construction of a duplex.

TOWN: Approved with no conditions.