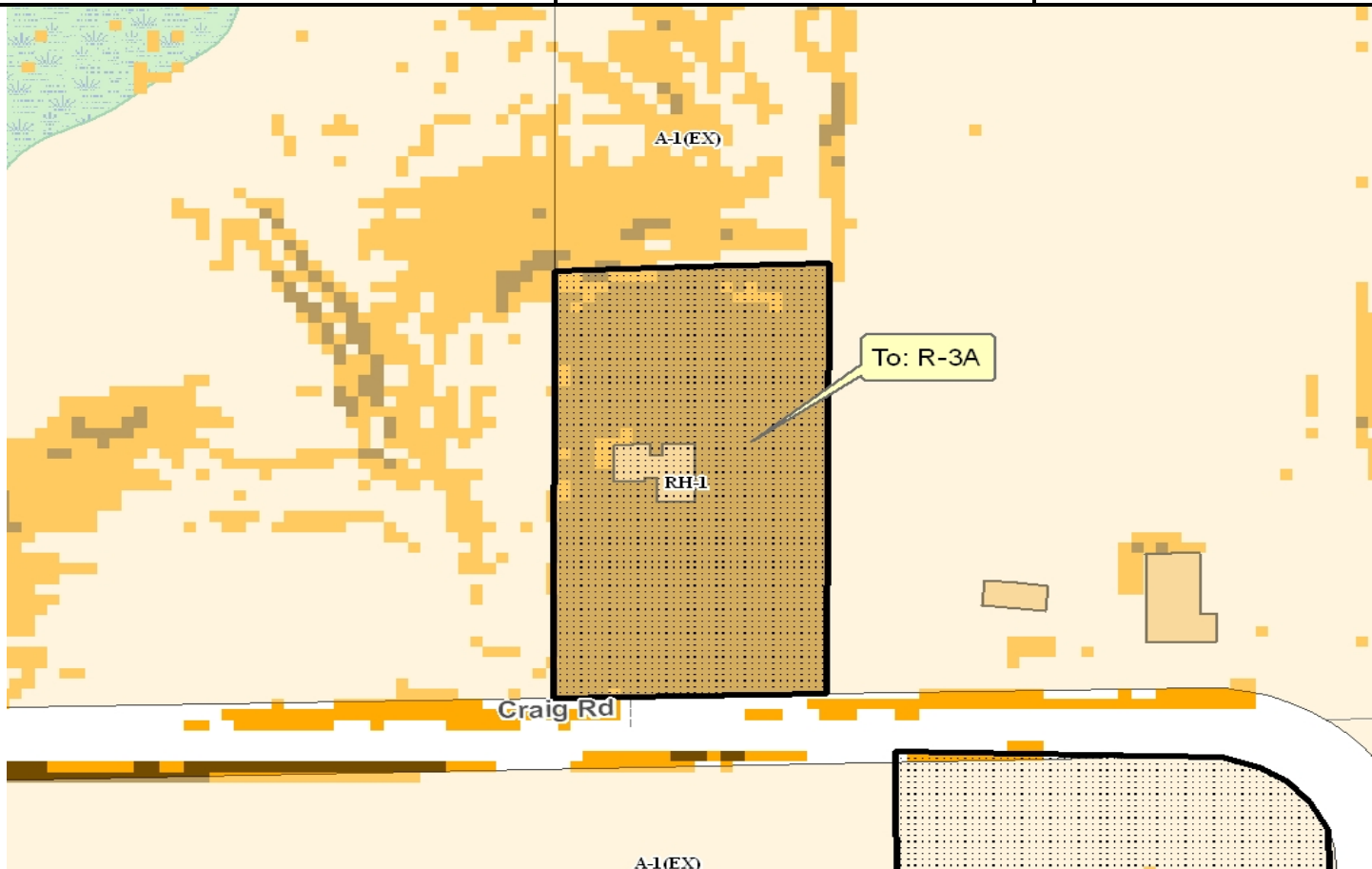




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> August 25, 2015	<i>Petition:</i> Rezone 10875
<i>Zoning Amendment:</i> RH-1 Rural Home District to R-3A Residence District	<i>Town/sect:</i> Albion Section 12
<i>Acres:</i> 2.186 <i>Survey Req. No</i>	<i>Applicant</i> Cheri L Trick
<i>Reason:</i> Rezoning to allow a duplex	<i>Location:</i> 34 Craig Road



DESCRIPTION: Applicant requests R-3A zoning to allow conversion of the existing single family home on the property to a duplex.

OBSERVATIONS: Property consists of 95% class II soils. No sensitive environmental features observed.

TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The proposal is consistent with town plan policies. As indicated on the attached density study report, the property remains eligible for one split. The town counts conversion of a single family home to a duplex as a split under the density policy. If approved, it appears the petition will exhaust the eligible splits. Staff recommends a deed restriction prohibiting residential development on the remaining A-1EX zoned land consisting of parcel #'s 0512-131-8000-1, 0512-124-9501-2, and 0512-124-8000-0.

TOWN: Approved with no conditions.