



Staff Report

Public Hearing: **February 28, 2017**

Petition: **Rezone 11086**

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

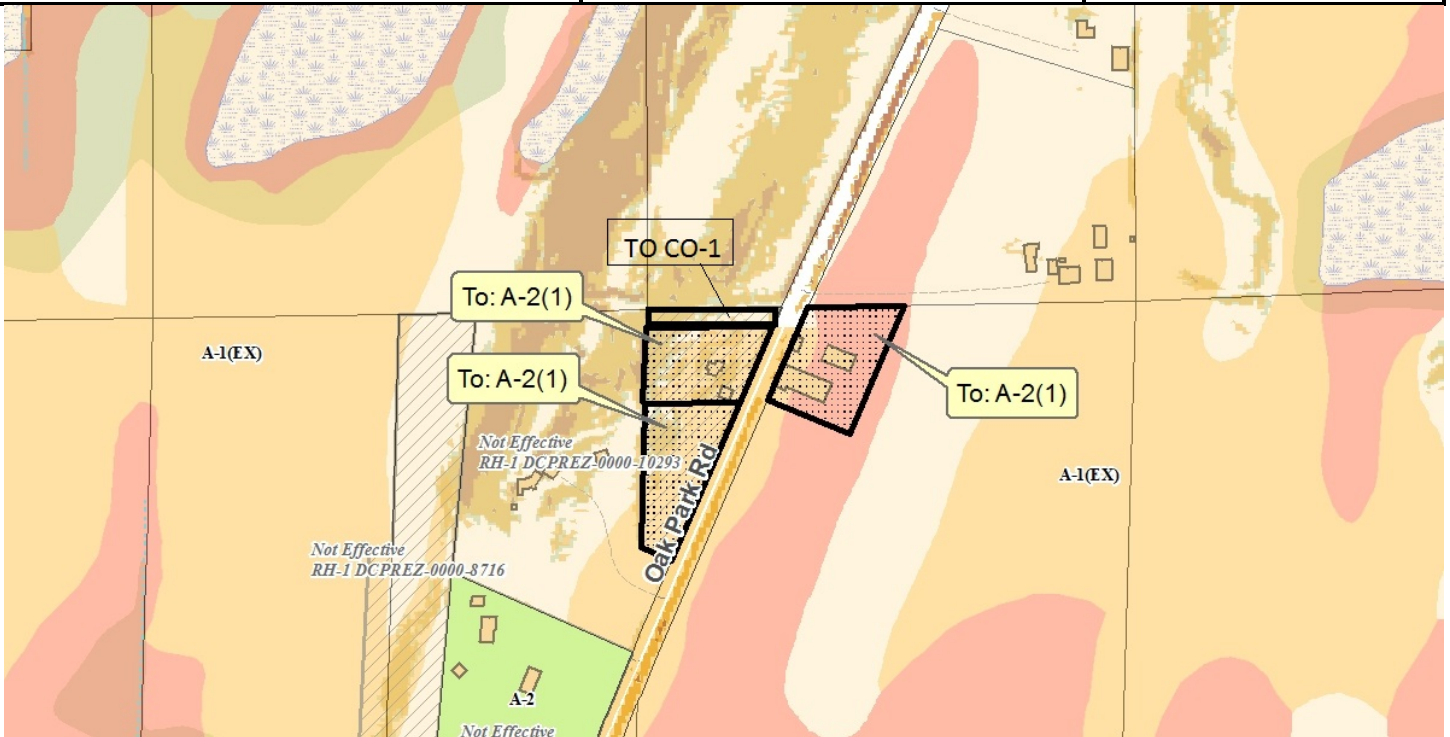
Town/sect:
Medina Section 29

Zoning and Land Regulation Committee

Acres: 5.3
Survey Req. Yes
Reason:
Separating existing residence from farmland and creating a residential lot

Applicant
Rademacher Living TR, Brian K & Nichole R

Location:
5273 Oak Park Road



DESCRIPTION: Applicant proposes to separate the existing farm residence and buildings from the farm, and to also create a new residential parcel. The proposed A-2(1) parcel located east of Oak Park Road would contain the farm buildings and be maintained as a single parcel with the farm house located on the west side of the road.

OBSERVATIONS: The property consists of approximately 85% class II soils. No other sensitive environmental features observed.

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: As indicated on the attached density study, the property remains eligible for 2 splits. One new split is proposed. If the petition is approved, it appears one possible split will remain available. Proposal appears consistent with town plan policies.

Staff recommends that the proposed A-2(1) parcel located east of Oak Park Road be deed restricted to prohibit residential development.

REVISION: There is a 66-foot strip of land just north of the existing home site. The Rademachers' would like to retain this portion of land in order to access the farm field to the west. Staff suggests amending the proposal to include this portion as a separate lot and zoning the lands to CO-1 Conservancy.

TOWN: Approved conditioned upon Town Animal Deed Restriction and recording of a CSM.