



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **May 27, 2014**

Zoning Amendment:
**A-2 Agriculture District to RH-3
Rural Homes District and A-4
Agriculture District**

Acres: 10.44 , 20.20
Survey Req. Yes

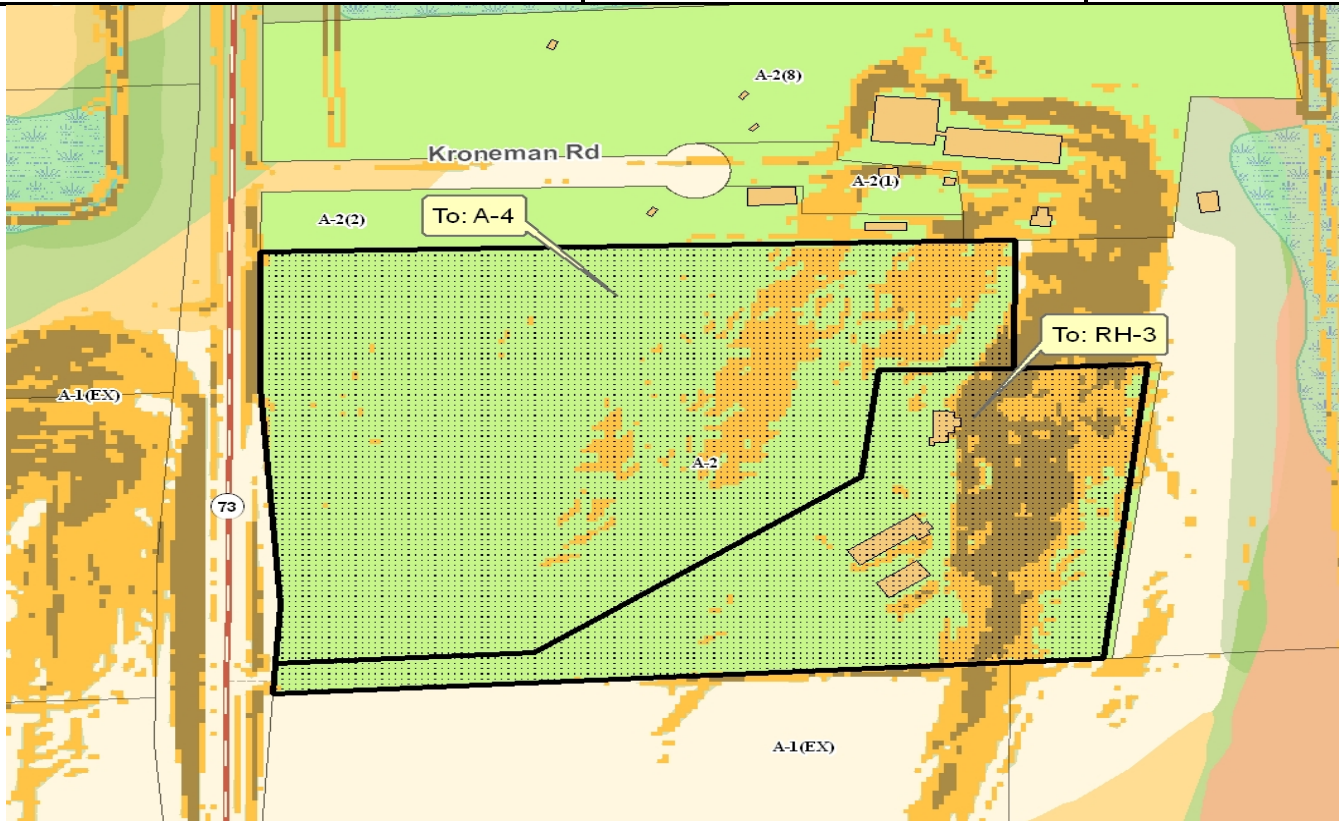
Reason:
**Separation of existing residence
from the farmland**

Petition: **Rezone 10681**

Town/sect:
**Medina
Section 22**

Applicant
Lee W Merrick

Location:
5410 State Highway 73



DESCRIPTION: The land owner would like to separate the existing residence from the 325-acre farm operation. The A-4 parcel is needed carve the area off the existing Certified Survey Map so that this portion agricultural land can be sold along with the rest of the farm.

OBSERVATIONS: There is an existing residence and two outbuildings on the property. The east side of the area contains lands with slopes exceeding 20% grade. No other sensitive environmental features observed.

TOWN PLAN: The subject property is located in the *Agricultural Preservation Area* of the land use plan. The objective of this area is "a means of preserving agricultural lands and rural character throughout the town while providing opportunities for limited non-farm development". The town uses a density policy but a density study was not required in this case because the proposal is separation of an existing residence.

RESOURCE PROTECTION: Areas exceeding 12% grade are included as part of the resource protection area in the Town of Medina Comprehensive plan. The eastern portions of the proposed lots are within the identified resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning districts.

NOTE: The RH-3 Rural Homes Zoning District is limited to one animal unit per full acre of land owned.

TOWN: This petition was postponed at the last Town Board meeting to discuss deed restrictions at a future meeting.