



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **June 24, 2014**

Zoning Amendment:
A-1EX Exclusive Agriculture District to RH-1 Rural Homes District

Acres: 3.83
Survey Req. Yes

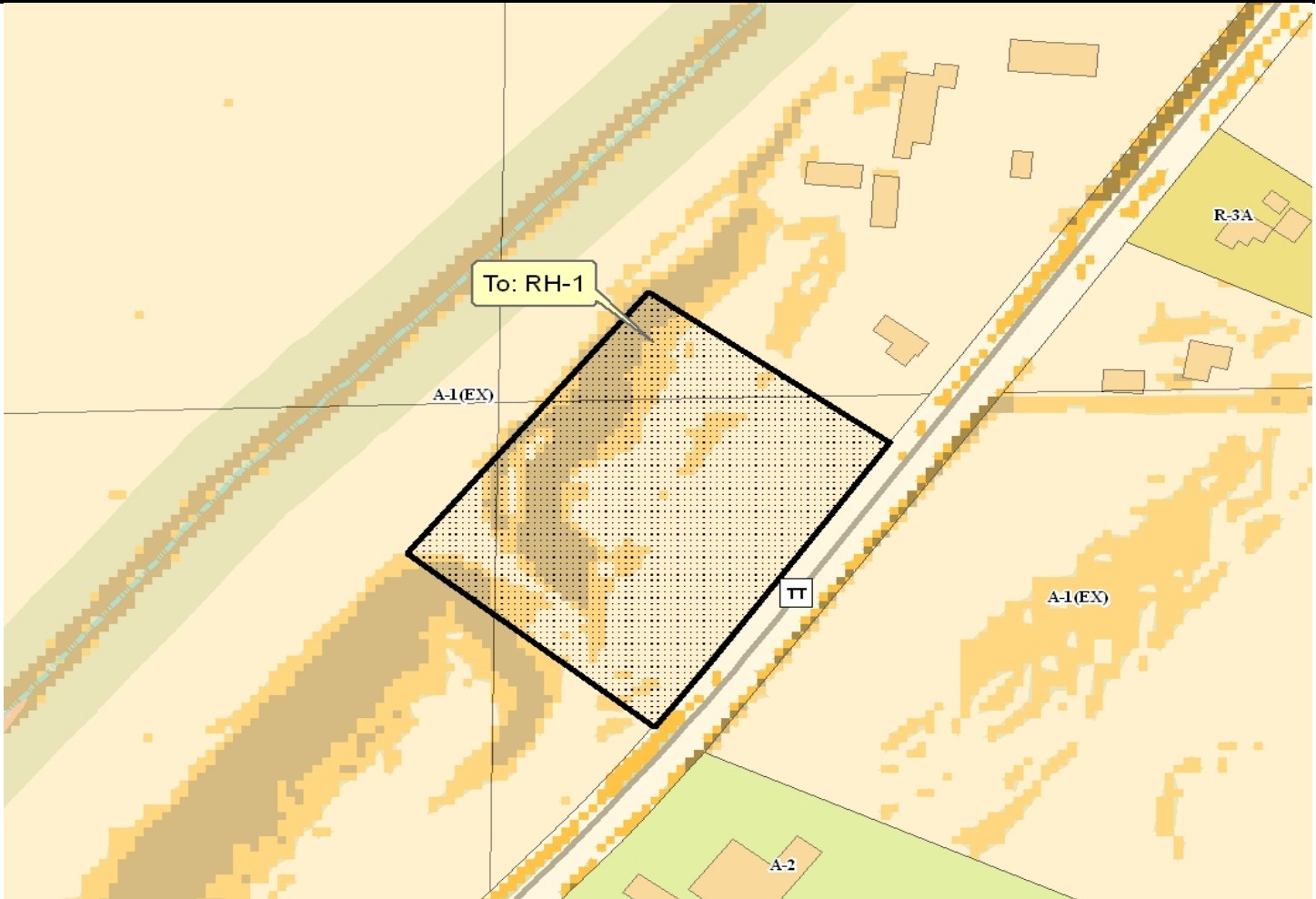
Reason:
Creating one residential lot

Petition: **Rezone 10695**

Town/sect:
York Section 33

Applicant
Brian Henning

Location:
South of 6663 County Highway TT



DESCRIPTION: The applicant is proposing to create a new 3.5 acre building site.

OBSERVATIONS: The property is comprised primarily of Class IV soils. A small wooded area is located on the property. There is a small area of steep slope topography on the property. No significant environmental features observed.

TOWN PLAN: The subject property is located in the town's *Agricultural Preservation District*. Slopes greater than 12% are protected in the town plan. The committee may wish to require that the applicant submit a site plan delineating any steep slope topography and/or to show any steep slope topography as a "no build" area on the Certified Survey Map.

RESOURCE PROTECTION: There is a small area of resource protection corridor associated with steep slope topography located along the northern edge of the proposed lot.

STAFF: As noted on the density study report, there is 1 possible split available to the property. If the petition is approved, the splits will be exhausted. Staff recommends that a deed restriction be recorded on the balance of A-1EX zoned lands prohibiting further development. The proposal appears consistent with town plan policies.

TOWN: Approved with condition (deed restrict balance of A-1EX lands owned by the applicant).