



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: July 22, 2014

Zoning Amendment:  
RH-2 Rural Homes District to A-2(4) Agriculture District

Acres: 5.58  
Survey Req. No

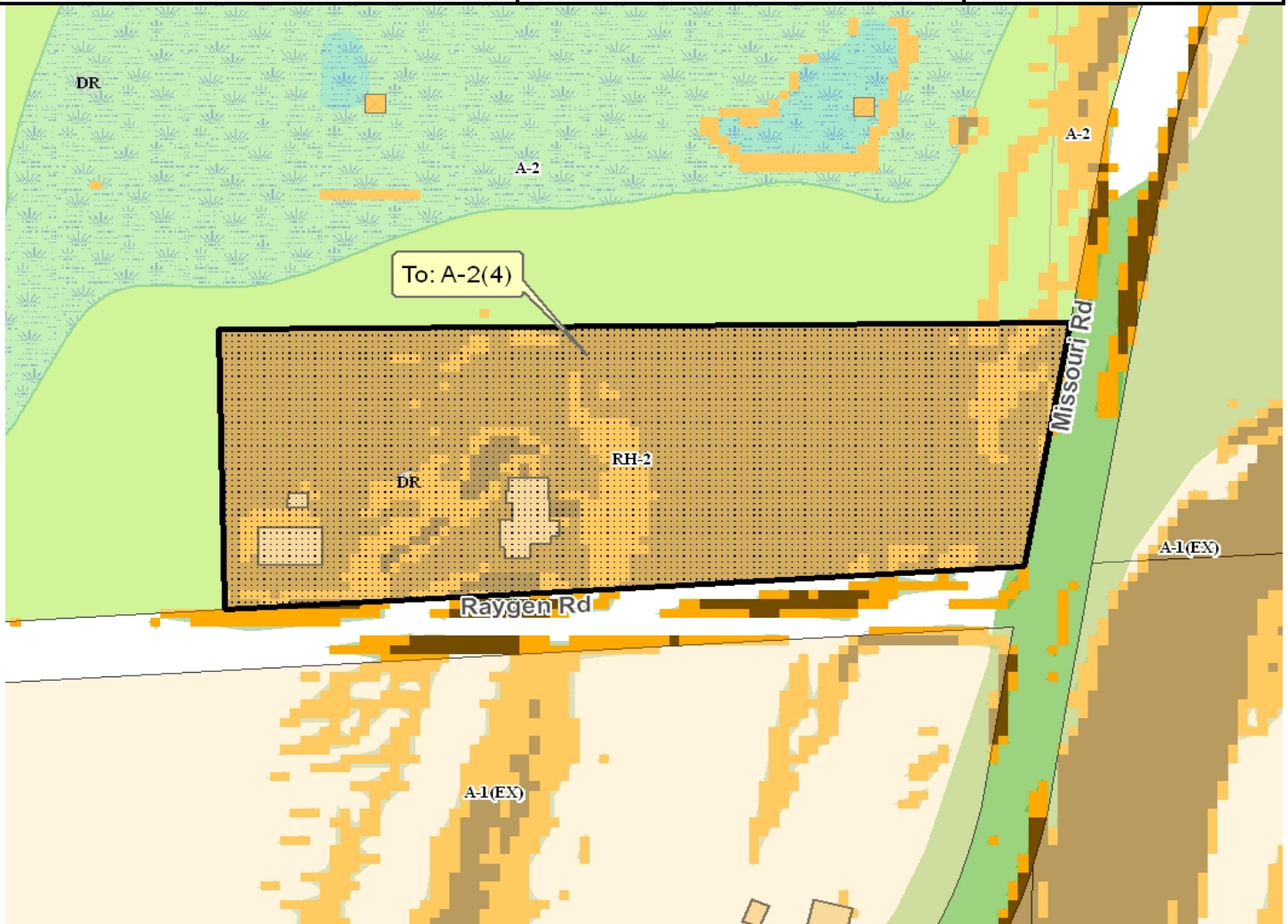
Reason:  
Allow a less restrictive side yard for housing of livestock

Petition: Rezone 10721

Town/sect:  
Medina  
Section 34

Applicant  
Chad Thomas Petersen

Location:  
616 Raygen Road



**DESCRIPTION:** The purpose of this rezone from RH-2 to A2(4) is to allow for less restrictive side yard requirements for buildings housing livestock.

**OBSERVATIONS:** The parcel was created in 2002. There is an existing residence and outbuilding on the property. Approximately 50% of the property consists of Class II soils. The parcel is relatively flat with some topographical changes around the residence. No other sensitive environmental features observed.

**TOWN PLAN:** The subject property is in the *Agricultural Preservation Area* of the town of Medina Comprehensive Plan. Because there are not any lots being created, a density study is not required for this petition.

**RESOURCE PROTECTION:** There is a small area of resource protection corridor associated with the steep slope topography on the property. No new development is proposed that would impact the steep slope areas.

**STAFF:** The proposal meets the dimensional standards of the zoning district, and is consistent with town plan policies.

**TOWN:** Approved conditioned upon recording of the Town of Medina's animal unit restrictions on the property.