



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **April 25, 2017**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to A-2(8) Agriculture District and RH-2 Rural Homes District**

Petition: **Rezone 11110**

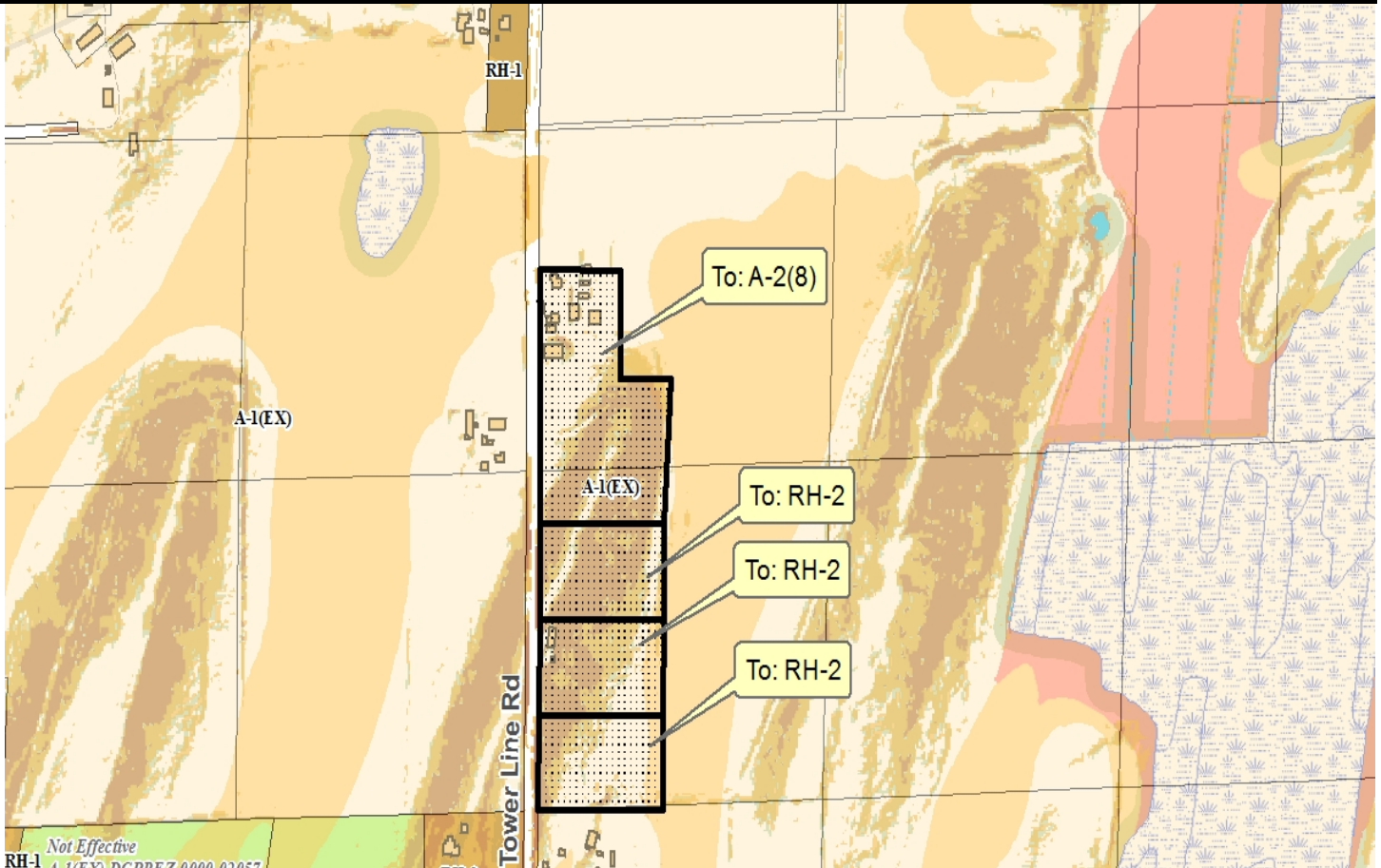
Town/sect:  
**Medina Section 26**

Acres: 11.3, 5.1, 5.1, 5.3  
Survey Req. Yes

Reason:  
**Creating two residence lots and separating two existing homes from the farm**

Applicant  
**Kuhl JT Irrev Living TR, Robert M & Althea C**

Location:  
**South of 5260 Tower Line Rd**



**DESCRIPTION:** The applicant wishes to create two lots to separate two existing homes from the farm, and to create two additional lots, for a total of four residential lots.

**OBSERVATIONS:** The subject property is surrounded with agricultural and scattered residential uses.

**TOWN PLAN:** the subject property in in the Agricultural Preservation land use district. The plan utilizes a density policy in which all non-farm development requires use of density units (a.k.a. "splits")..

**RESOURCE PROTECTION:** The proposed lots are outside of resource protection areas.

**STAFF:** The proposal meets the dimensional standards of the zoning district. The subject property is in the agricultural preservation district. Five possible housing density units ("splits") remain available to the Kuhl farm, in addition to the existing farm residence. Note that the town counts all residences toward the 1 per 35 density limit. If approved, two possible splits will remain. The application includes a site plan showing building envelopes to address steep slopes.

**TOWN:** The town approved with one condition: "All four parcels being created by the survey are to have the Town of Medina Animal Deed Restriction".