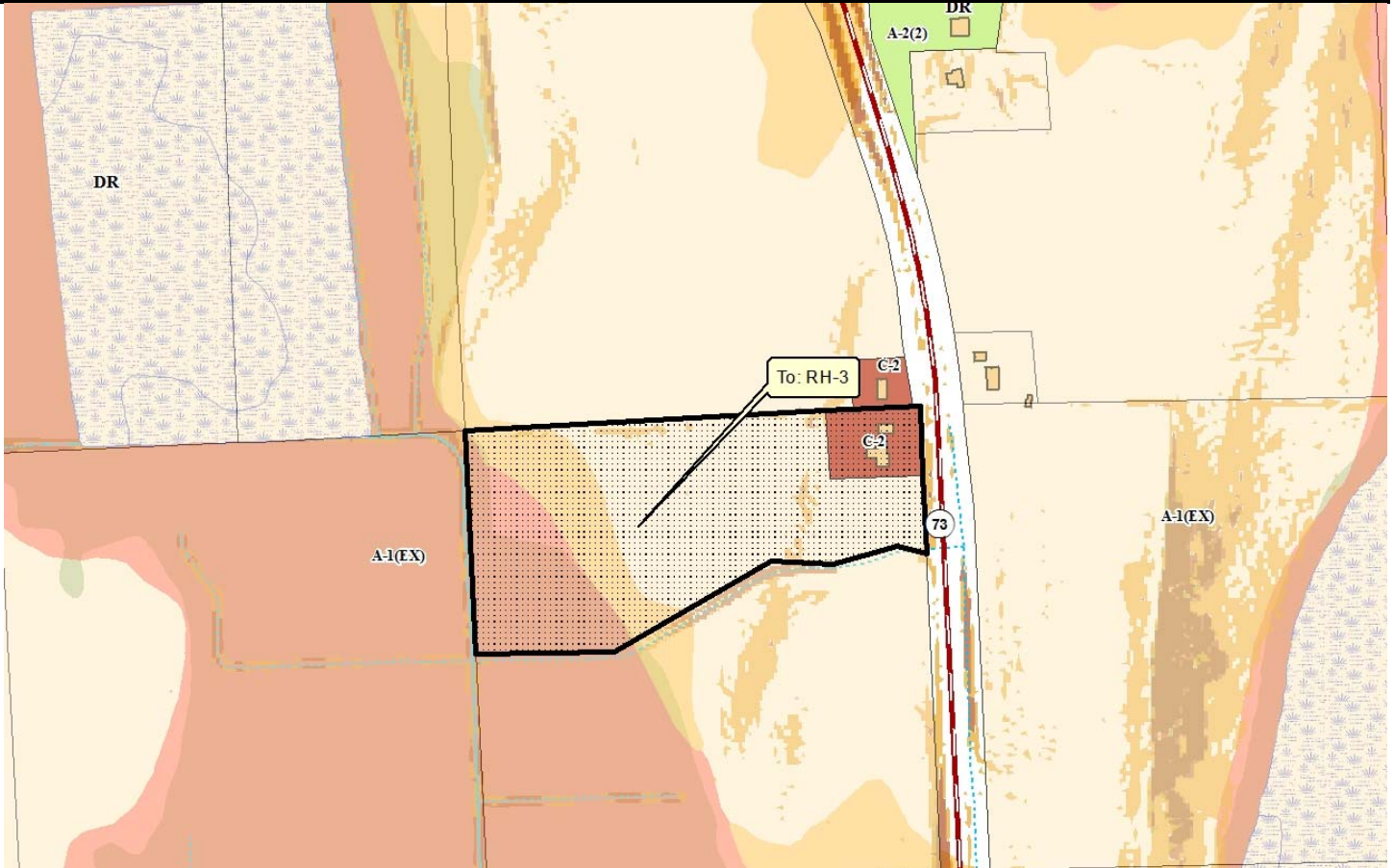




Staff Report

Zoning and Land Regulation Committee	Public Hearing: December 11, 2017	Petition: Petition 11225
	Zoning Amendment: C-2 Commercial District TO RH-3 Rural Homes District, A-1EX Agriculture District TO RH-3 Rural Homes District	Town/sect: DEERFIELD, Section 4
	Acres: 1.3, 13.9 Survey Req. Yes	Applicant: STEVEN L JANSON
	Reason: Creating one residential lot	Location: 4615 STH 73



DESCRIPTION: The applicant would like to rezone property and do a one-lot CSM to acquire additional acreage for his home. Currently the house is built on a C-2 parcel. This proposal would allow the applicant to expand his lot and put it into the appropriate zoning district.

OBSERVATIONS: FEMA 2016 mapped floodplain and hydric soils exist in the southwestern portion of the proposed expanded residential lot.

TOWN PLAN: The subject property is in the *Agricultural Preservation* land use district of the Town of Deerfield Comprehensive Plan. The policy of this district is to restrict non-farm development using a 1/35 density policy. The southwestern portion of the property is shown in *Open Space Corridor*.

RESOURCE PROTECTION: A portion of the property is in the resource protection corridor.

STAFF: The proposal meets the dimensional standards of the zoning district and appears consistent with the town comprehensive plan. Because a new housing site is not being created, a density study is not required for this petition.

TOWN: Approved with no conditions.