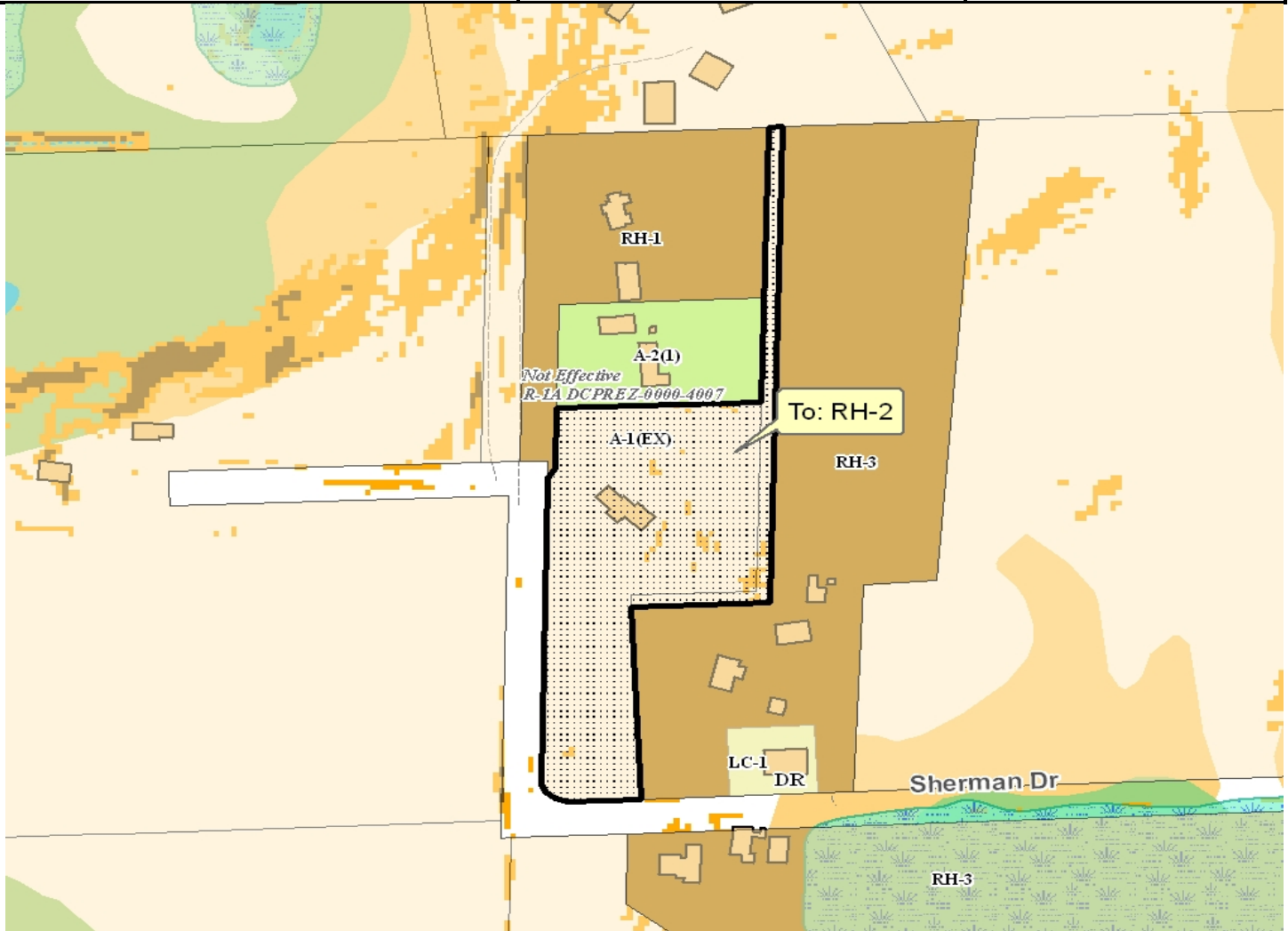




Staff Report

Zoning and Land Regulation Committee	Public Hearing: August 25, 2015	Petition: Rezone 10864
	Zoning Amendment: A-1EX Exclusive Agriculture District to RH-2 Rural Homes District	Town/sect: Medina Section 28
	Acres: 5.059 Survey Req. Yes	Applicant Rex A Connely
	Reason: Zoning compliance for existing residence	Location: 958 Sherman Drive



DESCRIPTION: Applicant requests RH-2 zoning to bring the existing, 5-acre substandard A-1EX zoned residential parcel into zoning compliance.

OBSERVATIONS: There is an existing single-family residence on the property. No sensitive environmental features observed. No new development proposed.

TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The proposal will provide zoning compliance for the existing residential use and is consistent with town plan policies.

TOWN: Approved conditioned upon the property being deed restricted to prohibit further division and deed restricted to the Town of Medina's animal unit requirements.