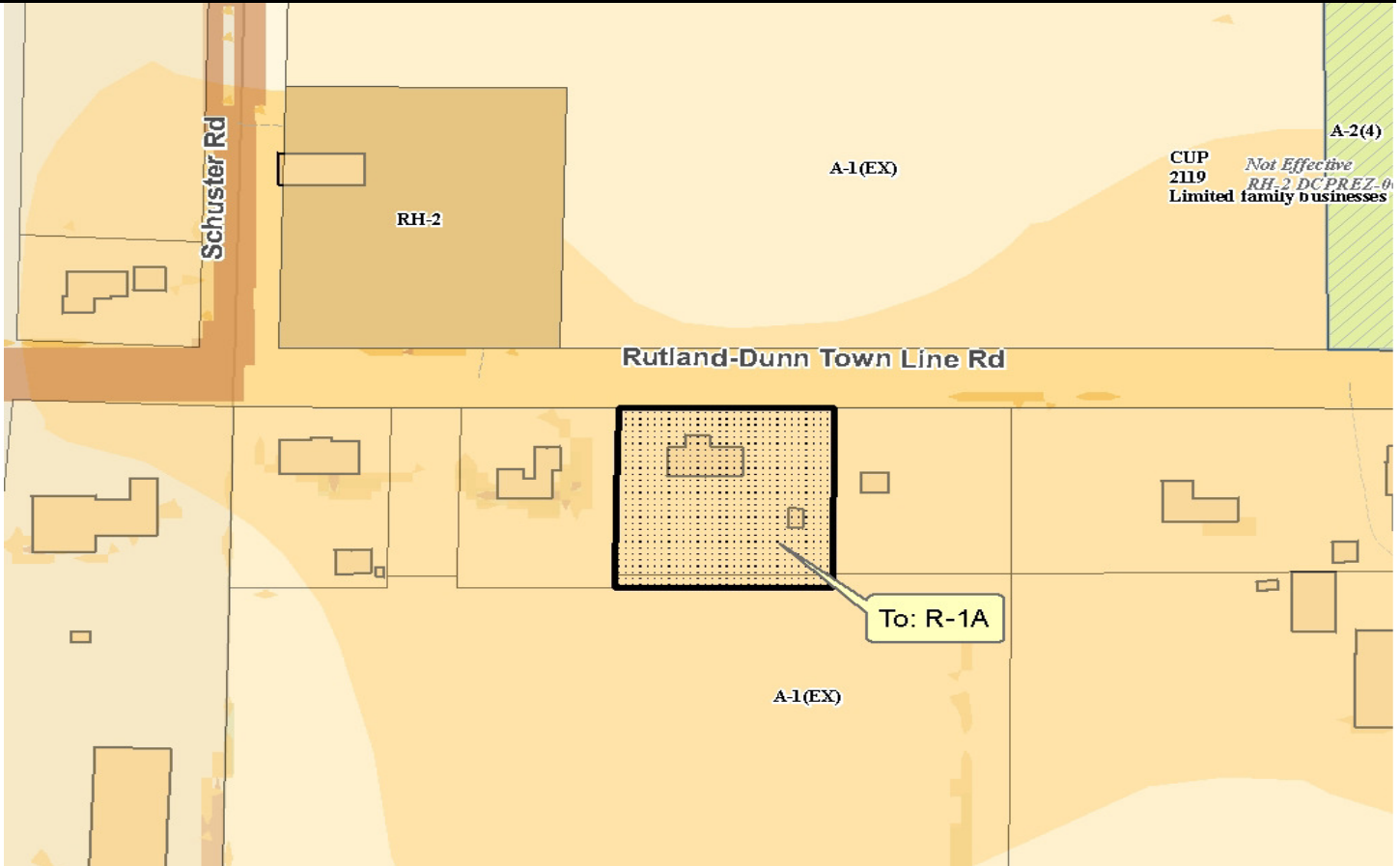




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> December 22, 2015	<i>Petition:</i> Rezone 10925
	<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to R-1A Residence District	<i>Town/sect:</i> Dunn Section 31
	<i>Acres:</i> 1.2 <i>Survey Req. Yes</i>	<i>Applicant</i> Handel Property LLC
	<i>Reason:</i> Separating existing residence from farmland	<i>Location:</i> 4727 Rutland-Dunn Townline Road



DESCRIPTION: The applicant would like to separate the existing residence from the 22-acre cropland area. The remaining cropland will be sold to the adjacent farmer (Sorenson). NOTE: An additional 56 feet will be added to the east of the proposed lot.

OBSERVATIONS: There is an existing single-family residence on the property. The property consists entirely of Class II soils.

TOWN PLAN: The property is located in the Town’s Agricultural Preservation Area. The housing density rights have been exhausted on the original farm.

RESOURCE PROTECTION: The proposal is outside the resource protection area.

STAFF: The property is an existing, legal substandard A-1EX zoned parcel of record totaling approximately 24 acres. The town does not allow such parcels to be divided for the purposes of additional residential development. However, no such development is proposed and the petition appears consistent with town plan policies. The proposal meets the dimensional standards of the zoning district. If approved, Staff suggests the petition be conditioned up the transfer of the remaining A-1 Exclusive land to the neighboring owner within 180 days of rezone approval.

TOWN: Approved with no conditions.