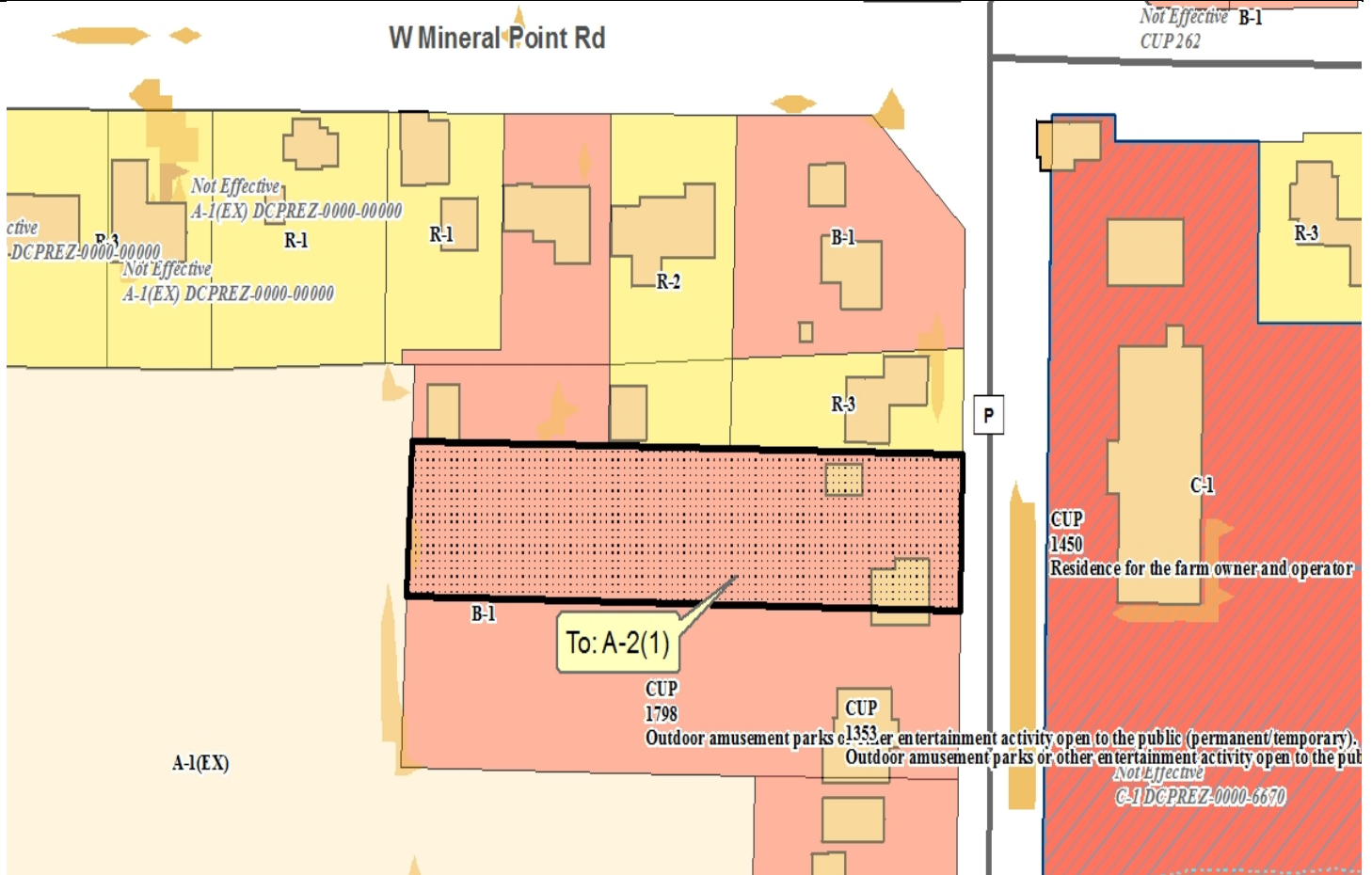




# Staff Report

<b>Public Hearing: February 28, 2017</b>	<b>Petition: Rezone 11087</b>
<b>Zoning Amendment: B-1 Local Business District to A-2(1) Agriculture District</b>	<b>Town/sect: Cross Plains Section 27</b>
Acres: 1.0 Survey Req. No	<b>Applicant Michael G Larson</b>
<b>Reason: Change zoning to allow for a large accessory building</b>	<b>Location: 3745 County Highway P</b>

Zoning and Land Regulation Committee



**DESCRIPTION:** Applicant proposed to rezone the property from B-1 Business to A-2(1) Agriculture to allow construction of a large residential accessory building. The primary use of the property is residential.

**COUNTY HIGHWAY:** County Highway P is a controlled access highway. No new access will be permitted.

**OBSERVATIONS:** Property consists of 100% class II soils. No sensitive environmental features observed.

**TOWN PLAN:** The property is located in the town's "Pine Bluff Crossroads" planning area.

**RESOURCE PROTECTION:** No areas of resource protection corridor located on the property.

**STAFF:** The proposal would bring the current land use (residence) into conformance with zoning regulations, however, the agricultural zoning may conflict with the Town Plan policies for the Pine Bluff Area.

**2/28 ZLR:** The petition was postponed due to no town action.

**3/28 ZLR:** The petition was postponed.

**(Continued on next page)**

**TOWN:** On 3/13/2017, the Town recommended denial of the zoning petition. The agricultural zoning and the proposed large accessory building conflicted with the policies found within the Pine Bluff Crossroads District. On 4/10/2017, the Town reconsidered its previous action, and voted to recommend approval of an amended petition to rezone the parcel to the R-1 zoning district.

**STAFF UPDATE:** As amended, the proposed R-1 district would be consistent with the adopted town/county comprehensive plan for the Pine Bluff Area.