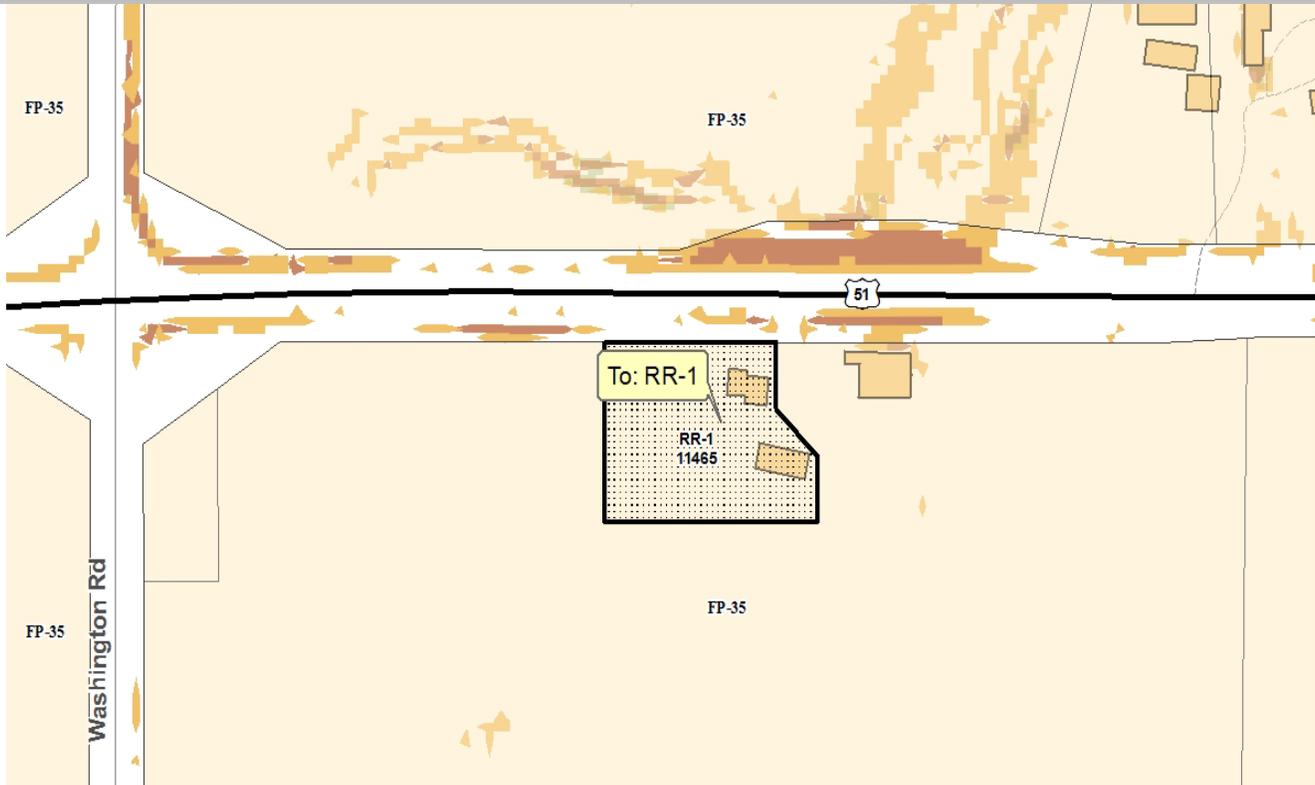


Staff Report  Zoning and Land Regulation Committee Questions? Contact Majid Allan at 267-2536.	<i>Public Hearing:</i> August 27, 2019	Petition 11465
	<i>Zoning Amendment Requested:</i> FP-35 (General Farmland Preservation) District TO RR-1 (Rural Residential, 1 to 2 acres) District	<i>Town/Section:</i> ALBION, Section 7
	<i>Size:</i> 1.17 Acres	<i>Survey Required:</i> Yes
	<i>Reason for the request:</i> Separating existing residence from farmland	
		<i>Address:</i> 439 US HIGHWAY 51



DESCRIPTION: The applicant proposes to separate the existing farm residence from the larger approximately 250-acre and greater farm parcel. Access would be via the existing driveway on to US Highway 51. The driveway would remain on the large agricultural parcel.

OBSERVATIONS: Existing uses of the property are residential and agricultural. Surrounding land uses are agriculture / open space. No new development is proposed. No sensitive environmental features are observed.

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

RESOURCE PROTECTION: There are no resource protection corridors located on the property.

STAFF: As indicated on the attached density study report, the property remains eligible for seven splits. The town does not count separation of farm residences existing as of 6/29/79 as a split. The proposal is consistent with town plan policies. Staff recommends approval with the following condition:

1. A shared driveway easement agreement shall be recorded allowing access to the new RR-1 parcel via the existing driveway on to US Highway 51.

TOWN: The Town Board approved the petition with no conditions.