



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **March 22, 2016**

Petition: **Rezone 10954**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to RH-1 Rural Homes District**

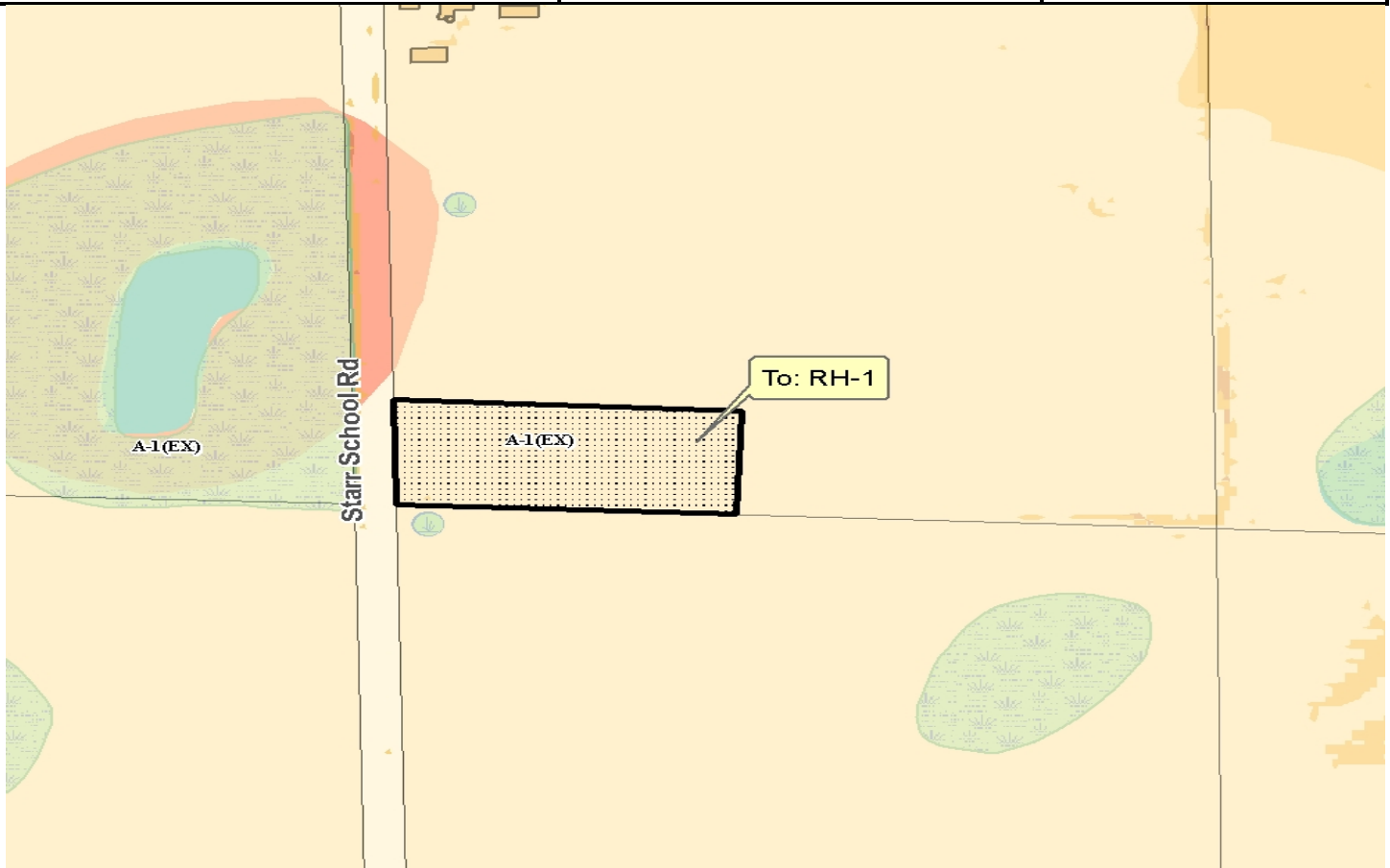
Town/sect:  
**Rutland Section 12**

Acres: 2.6  
Survey Req. Yes

Applicant  
**Thomas O Veum**

Reason:  
**Creating a residential lot**

Location:  
**1000 feet south of 3415 US Highway 138**



**DESCRIPTION:** Applicant proposes to create a 2.6-acre residential lot on the 38-acre property.

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

**TOWN PLAN:** The property is located in the town's agricultural preservation area. Non-farm development is limited to 1 density unit per 35 acres owned as of 6/7/1978. As indicated on the attached density study report, the property is eligible for one density unit / split. Note that the town does not count the original farm home as a split under the density policy. If the petition is approved, the splits will be exhausted.

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

**STAFF:** The proposal meets the dimensional standards of the zoning district. Staff recommends that a deed restriction be recorded on the balance of A-1EX zoned land owned by the applicant prohibiting further residential development, in accordance with town plan policies.

**TOWN:** Approved noting that the housing density rights will be exhausted.