



Staff Report

Public Hearing: **May 24, 2016**

Petition: **Rezone 10985**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2 Agriculture District

Town/sect:
Medina Section 20

Acres: 42.57
Survey Req. No

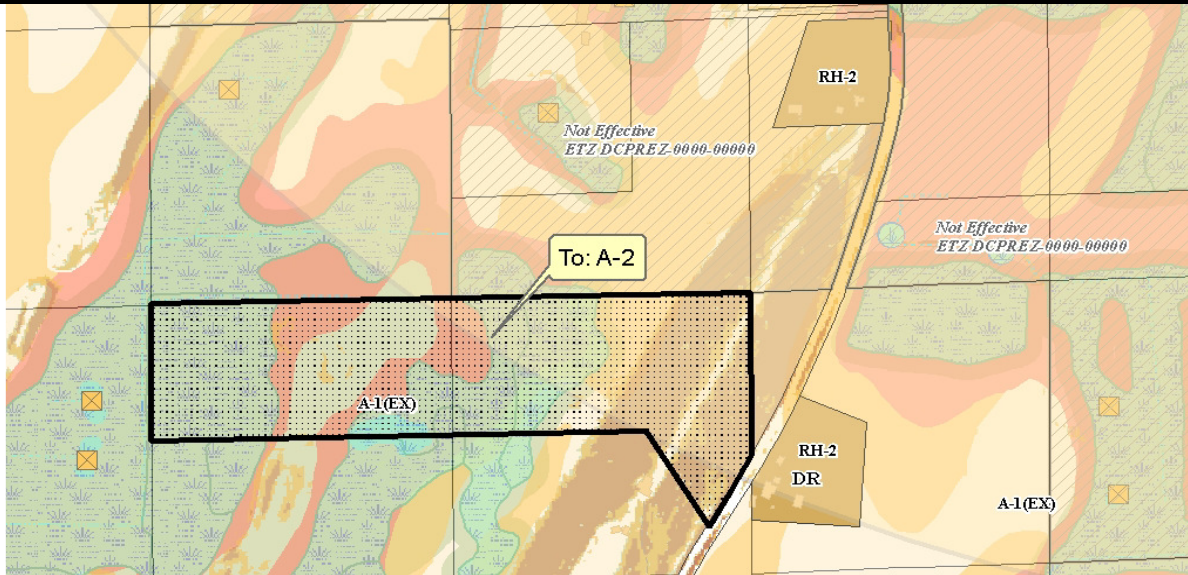
Applicant
Robert E McDowell

Reason:
Creating on residential lot

Location:
5343 Oak Park Road

Zoning and Land Regulation Committee

Note: Lot design has been changed to a 41.3-acre lot with 100-foot of road frontage. See application file.



DESCRIPTION: Applicant proposes to create a ~43 acre residential parcel for a new home site.

OBSERVATIONS: There is a large area of wetlands and hydric soils located across the westerly 2/3 of the proposed new parcel. An area of steep slope topography over 20% grade is located across the easterly 1/3 of the proposed new parcel. The property is 98% wooded.

TOWN PLAN: The property is located in the town's agricultural preservation area and also the town's resource protection overlay area.

RESOURCE PROTECTION: Areas of resource protection corridor associated with the wetland and steep slope (>20%) areas are located on the property.

STAFF: The environmental features located on the property will present challenges for development. There appears to be a few areas of upland outside the steep slope topography that could be suitable areas for a home site. If the petition is approved, the eligible splits will be exhausted. Staff recommends the property be deed restricted to prohibit further residential development or land divisions.

Due to the development challenges, Staff suggests placing a condition that a site development plan is required to be approved by the Town of Medina prior to any zoning permit being issued on the property.

TOWN: Approved conditioned upon parcels 0812-204-8000-7 and 0812-204-8500-2 being deed restricted to prohibit further land divisions.

5/24 ZLR: Postponed due to public opposition. The neighbor expressed concerns regarding the availability of housing density rights and the difficulties in locating a home site and driveway on the property.

Staff Update: The housing density right for the property has been confirmed by both the Town and the County. The Town of Medina would like to see a condition placed on the approval that requires a site development plan be approved by the Town of Medina prior to a zoning permit being issued on the property.