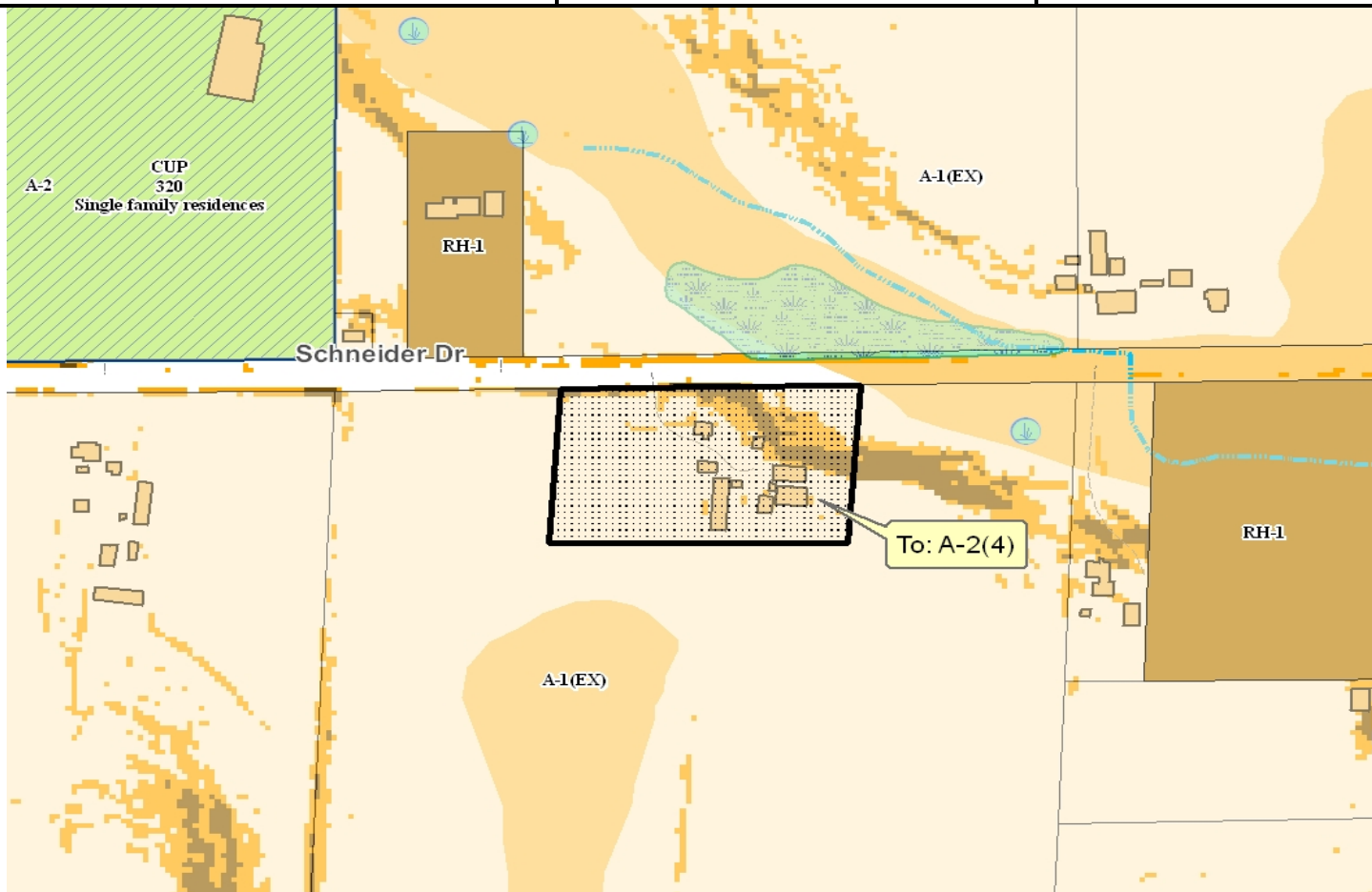




Staff Report

<i>Public Hearing:</i> December 23, 2014	<i>Petition:</i> Rezone 10777
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to A-2(4) Agriculture District	<i>Town/sect:</i> Dunn Section 28
<i>Acres:</i> 4.0 <i>Survey Req.</i> Yes	<i>Applicant</i> Suzanne B Severson
<i>Reason:</i> Separating existing residence from farmland	<i>Location:</i> 4195 Schneider Drive

Zoning and Land Regulation Committee



Description: Applicant proposes to divide the existing residence and farm buildings from the farm.

Observations: There is an area of steep slope topography on the property. No new development is proposed. In 2012, previous petition 10444 also proposed to separate the existing residence and buildings. The petition was approved but became null & void for failure to record the Certified Survey Map within the allotted time period.

Town Plan: The property is located in the town's Agricultural Preservation Area. Development is limited to one dwelling unit per 35 acres owned as of September 1, 1979.

Resource Protection: There is an area of Resource Protection Corridor associated with the steep slope topography located on the property. As noted above, no new development is proposed that would impact the Resource Protection Corridor.

Staff: The proposal is consistent with town plan policies. As indicated on the attached density study, the property is eligible for two (2) possible splits. If the petition is approved, one (1) possible split will remain available.

Town: Approved with no conditions.