



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **August 25, 2015**

Petition: **Rezone 10876**

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

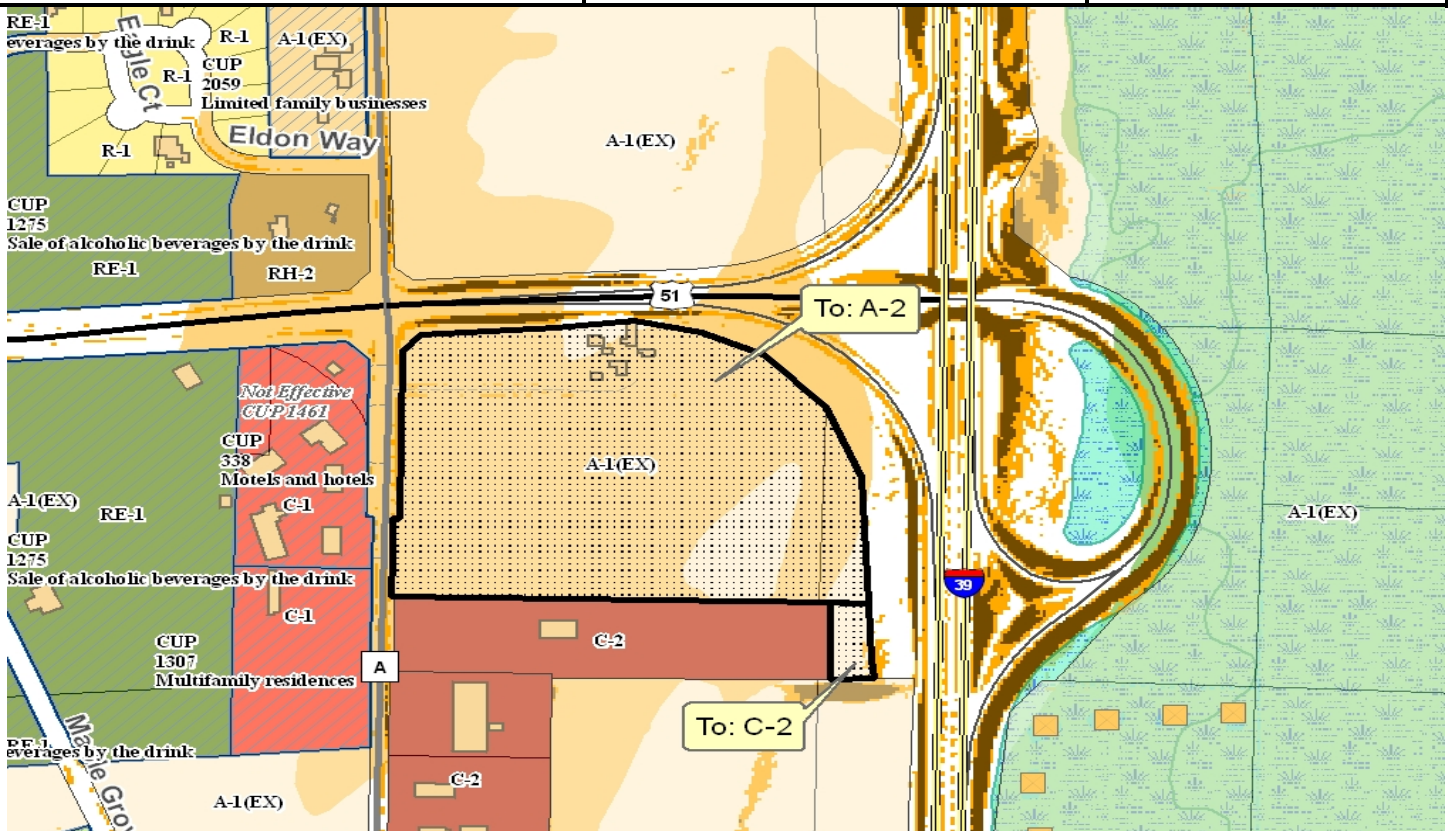
Town/sect:
Albion Section 09

Acres: .9, 30.8
Survey Req. Yes

Applicant
Richard W Vedvig

Reason:
Shifting property lines between adjacent property owner

Location:
979 County Highway A



DESCRIPTION: Applicant proposes to modify the lot boundaries of the existing 31 acre A-1EX zoned property by transferring approximately 9/10ths of an acre to the adjoining owner. C-2 zoning is requested for the portion being transferred to the adjoining commercial property (auto auction business), and A-2 zoning is requested for the remaining 30 acre residential property.

OBSERVATIONS: Property consists of 90% class II and 10% class I soils. No sensitive environmental features observed. No new development proposed.

TOWN PLAN: The property is located in the town's "commercial reserve" planning area. Commercial development in these areas is contemplated in the future after commercial development occurs in "near term" commercial planning areas.

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

STAFF: Note that a two lot CSM will be needed to effectuate the proposed property transfer. The proposal appears reasonably consistent with town plan policies. Staff recommends that the C-2 property be subject to the same deed restrictions as required under previous petition #10085: "Uses of the property shall be limited to an auto auction and a tax service facility." Staff also recommends that the restriction also include a prohibition on off premises advertising (billboard) signs.

TOWN: Approved conditioned upon the land uses being limited to car autions.