



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **July 22, 2014**

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

Acres: 1.0
Survey Req. Yes

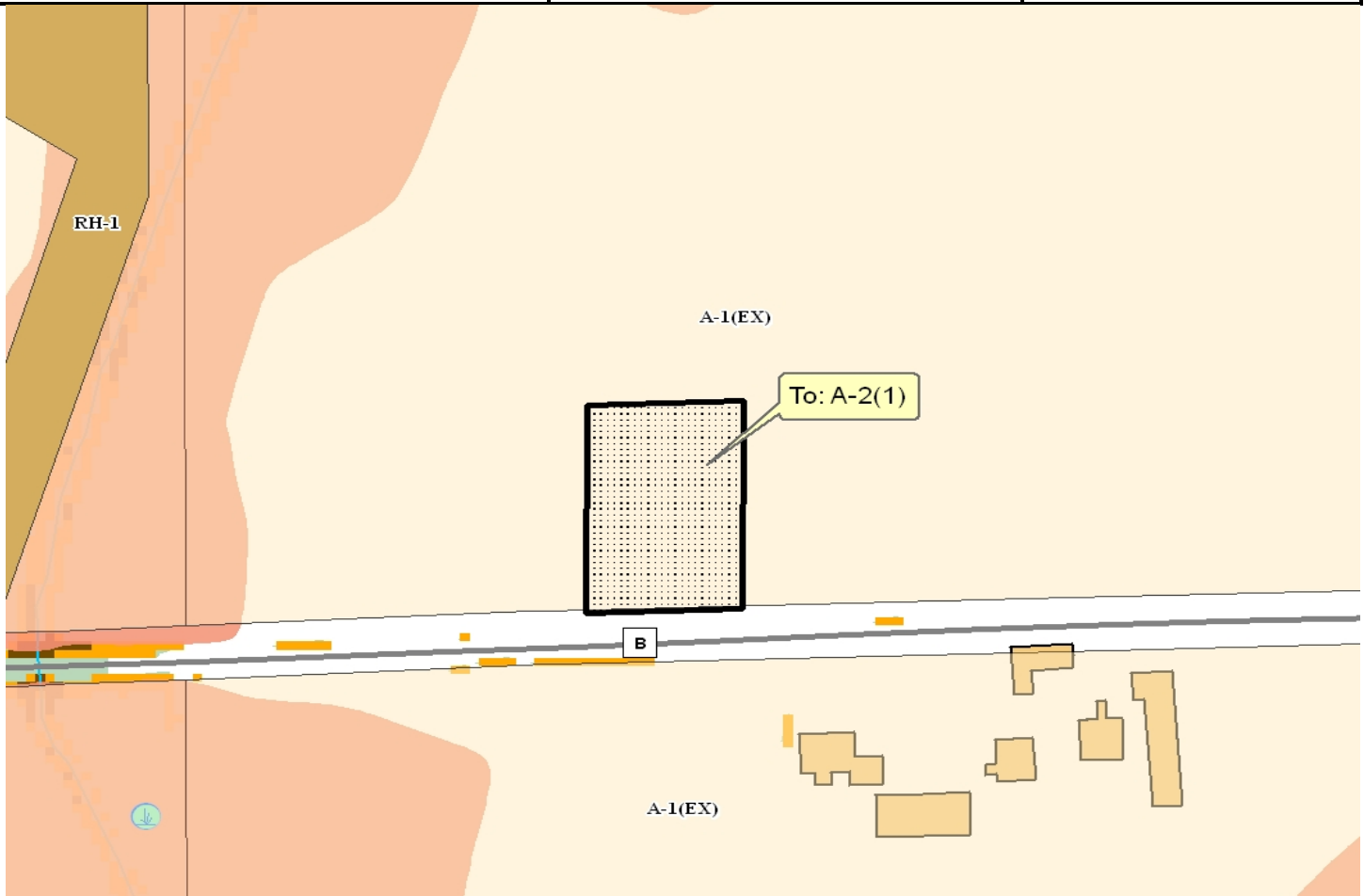
Reason:
Creating one residential lot

Petition: **Rezone 10709**

Town/sect:
Pleasant Springs Section 21

Applicant
Roland Rein

Location:
North of 2395 County Highway B



DESCRIPTION: The proposal is to create a new single family residential lot for the daughter of the farm owner/operator. The farm consists of 287acres.

OBSERVATIONS: The property consists primarily of Class II soils. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the Town's Agricultural Preservation Area. Development is limited to one lot or other non-farm use per 35 acres owned as of June 6, 1978. As indicated on the attached density study report, 5 possible splits remain available to the farm.

RESOURCE PROTECTION: There are no areas of resource protection corridor on or near the proposed residential lot.

STAFF: The proposal appears consistent with town plan policies. If the petition is approved, the original farm unit will remain eligible for 4 possible splits.

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