



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **September 27, 2016**

Zoning Amendment:
A-1EX Exclusive Agriculture District to RH-1 Rural Homes District and RH-2 Rural Homes District to A-4 Small Lot Agriculture District

Acres: 4.2, 29.8, 4.246
Survey Req. Yes

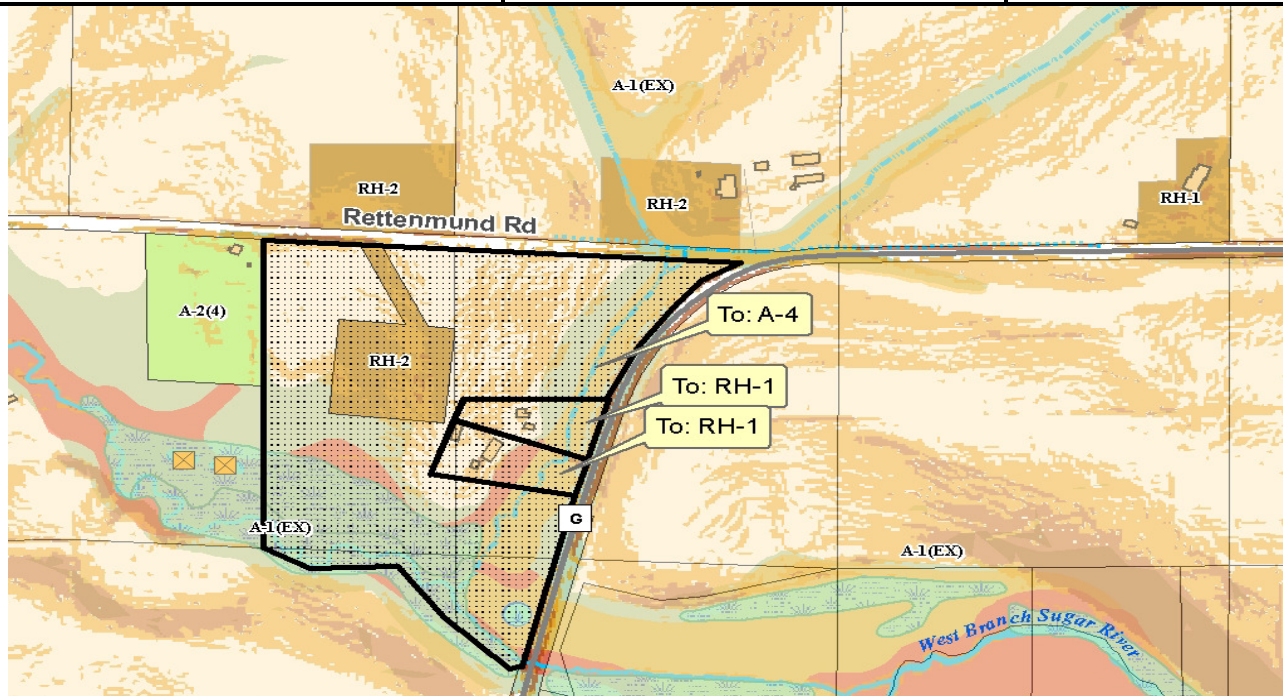
Reason:
Creating Two residential lots

Petition: **Rezone 11028**

Town/sect:
Primrose Section 04

Applicant
Lossenegger Family TR, Donald W & Winifred A

Location:
8762 County Highway G



DESCRIPTION: The applicant proposes to separate the existing residence from the 130-acre farm and relocate a previously approved building site to an area by an existing barn. Mr. & Mrs. Lossenegger intend to construct a new single-family residence to the west of the barn.

OBSERVATIONS: A home site was created on the property under Zoning Petition #7339. The proposed change shifts the home site from the middle of a crop field to a location within an existing developed area. There is a perennial stream that runs along the southern boundary of the Lossenegger property. Wetlands and floodplain are identified along the banks of this stream. There is a drainage way that runs between the existing building and Highway G. It has been determined that this drainage way is not navigable, however, hydric soils may be found in this location.

TOWN PLAN: The property is located in the town's agricultural preservation area. Development is limited to one lot per 35 acres owned. As indicated on the attached density study report, the property was originally eligible for a total of 3 splits. The proposal would result in the use of two splits. If approved, it appears one possible split will remain available to the farm.

RESOURCE PROTECTION: The southern portion of the Lossenegger property is located in the resource protection area due to the perennial stream, floodplain, and wetlands. The proposed development is outside the resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning district. Note: The RH-1 Zoning District allows for a maximum of 10% building coverage. The proposed lot with the existing barn is currently at 7.4% building coverage.

TOWN: Approved with no conditions.