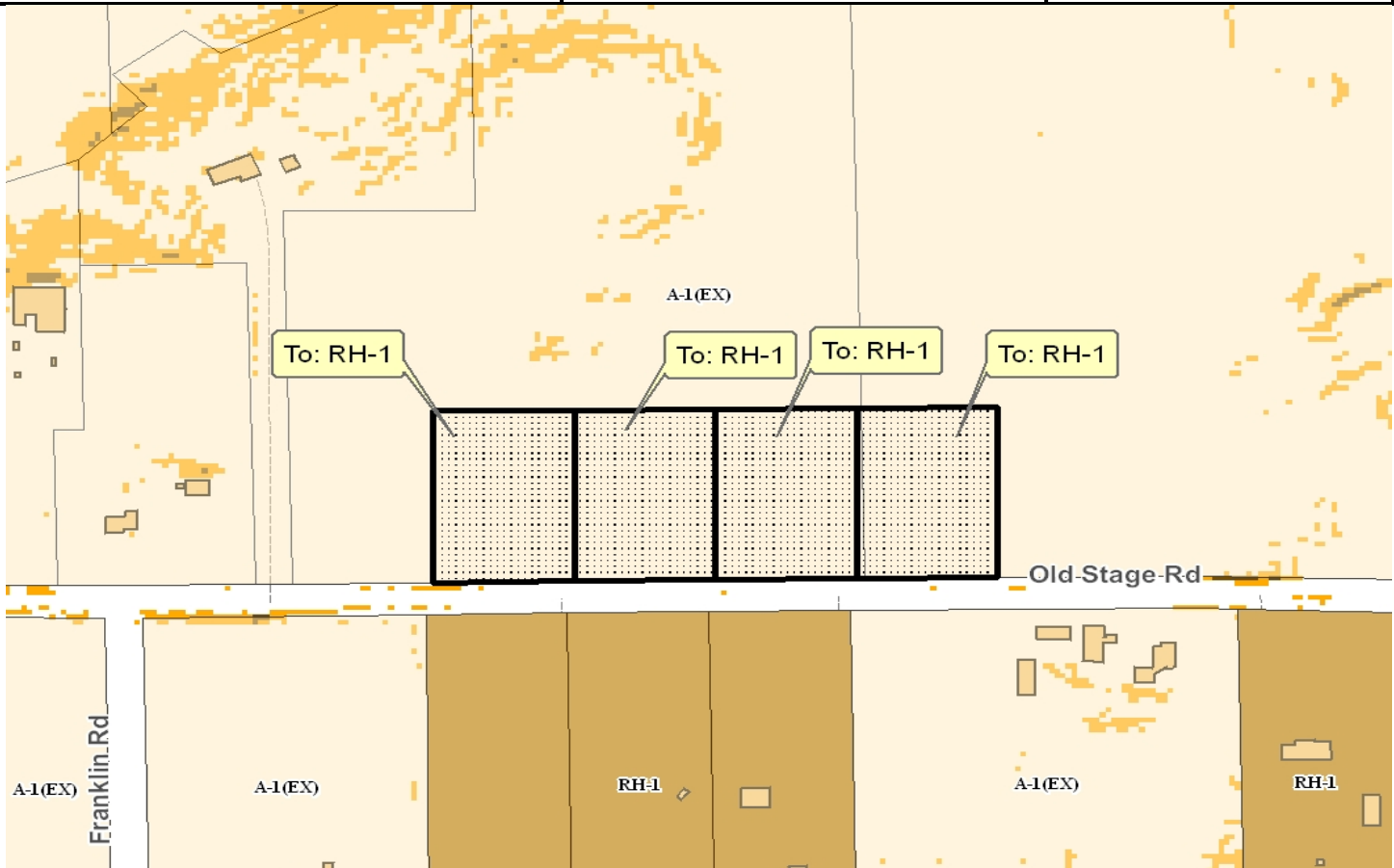




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> January 27, 2015	<i>Petition:</i> Rezone 10792
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-1 Rural Homes District	<i>Town/sect:</i> Rutland Section 36
<i>Acres:</i> 8.0 <i>Survey Req. Yes</i>	<i>Applicant</i> Vike Investment Group LLC
<i>Reason:</i> Creating four residential lots	<i>Location:</i> East of 3418 Old Stage Rd



DESCRIPTION: Applicant proposes to create four new 2 acre building sites from the ~380 acre farm.

OBSERVATIONS: No sensitive environmental features observed. Property consists of 99% class II soils.

TOWN PLAN: Property is located in the town's agricultural preservation area.

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

STAFF: Proposal appears reasonably consistent with town plan policies. As indicated on the density study report, the property is eligible for 8 splits. If the petition is approved, 4 possible splits will remain available.

TOWN: Approved.