



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **August 26, 2014**

Petition: **Rezone 10740**

Zoning Amendment:

A-1EX Exclusive Agriculture District to RH-1 Rural Homes District, RH-2 Rural Homes District and A-4 Agriculture District

Town/sect:

**Rutland
Section 35**

Acres: 6.3, 5.1, 15.5
Survey Req. Yes

Applicant

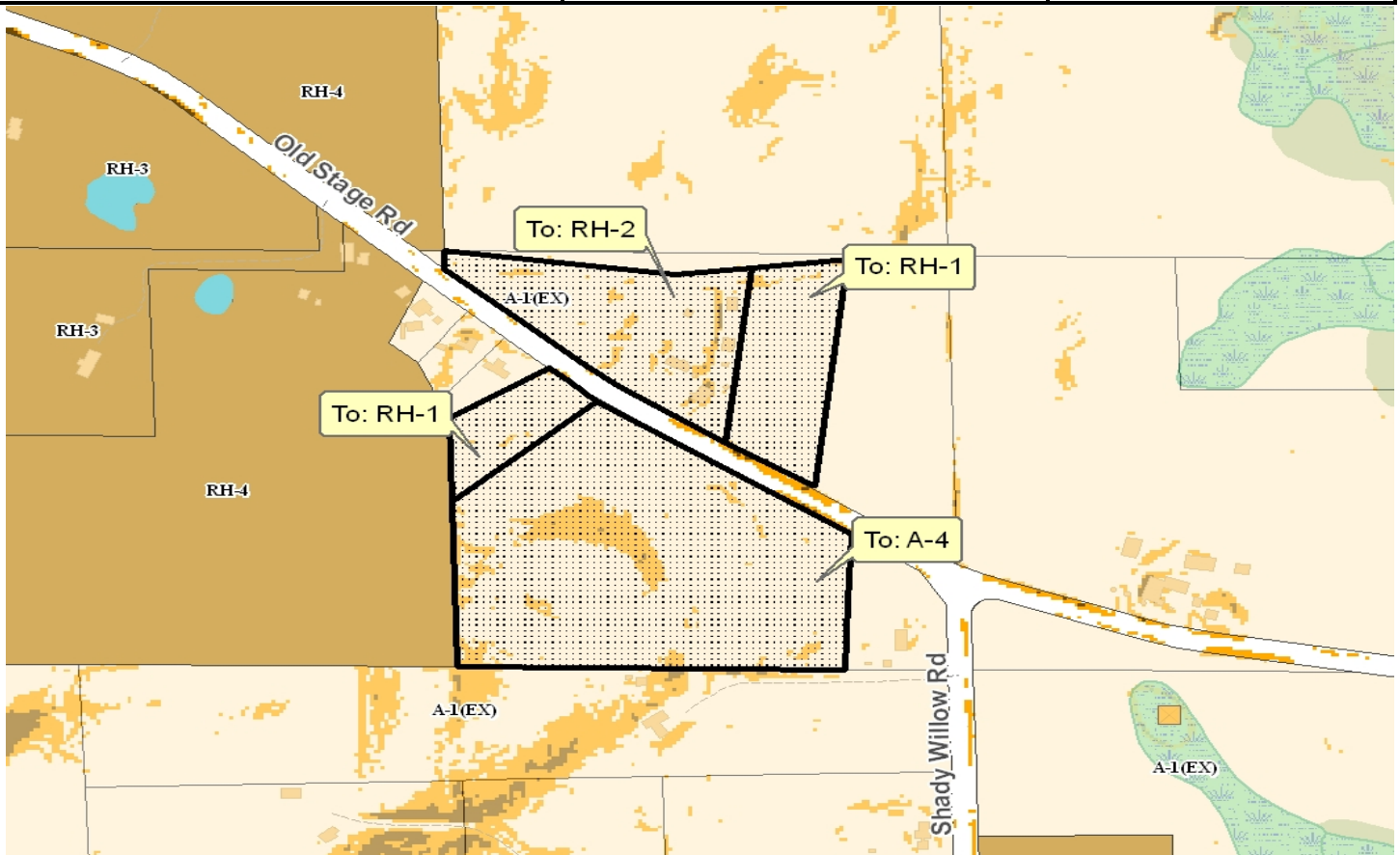
DCW Investments LLC

Reason:

Separating existing residence from farmland and creating two residential lots

Location:

3614 Old Stage Road



DESCRIPTION: Applicant proposes to separate the existing farm residence and buildings from the 117-acre farm. In addition they would like to create 2 new residential lots. The remaining farmland south of Old Stage Road will need to be rezoned to A-4 given that it is under 35 acres in size.

OBSERVATIONS: There is an existing residence and outbuildings on the property. Approximately 20% of the area consists of Class II soils. No sensitive environmental features observed.

TOWN PLAN: The property is located in the town's Agricultural Preservation Area. As indicated on the attached density study report, three (3) possible splits are available to the property. The proposal appears reasonably consistent with town plan policies.

RESOURCE PROTECTION: There are no areas of resource protection corridor located on the property.

STAFF: The proposal meets the dimensional standards of the zoning district. Note that the town density policy provides for a fourth possible building site to be established somewhere on the remaining farm acreage. Staff suggests NOT deed restricting the balance of the farm based on this possibility.

TOWN: Approved as presented noting that one housing density right remains on the original farm.