



Staff Report

Zoning and Land Regulation Committee

Public Hearing: February 24, 2015

Zoning Amendment:

A-1 Agriculture District to C-1 Commercial District, and RE-1 Recreational District

Acres: 10.11, 9.65

Survey Req. Yes

Reason:

Create lot for an existing driving range and create additional lot for commercial purposes

Petition: Rezone 10807

Town/sect:

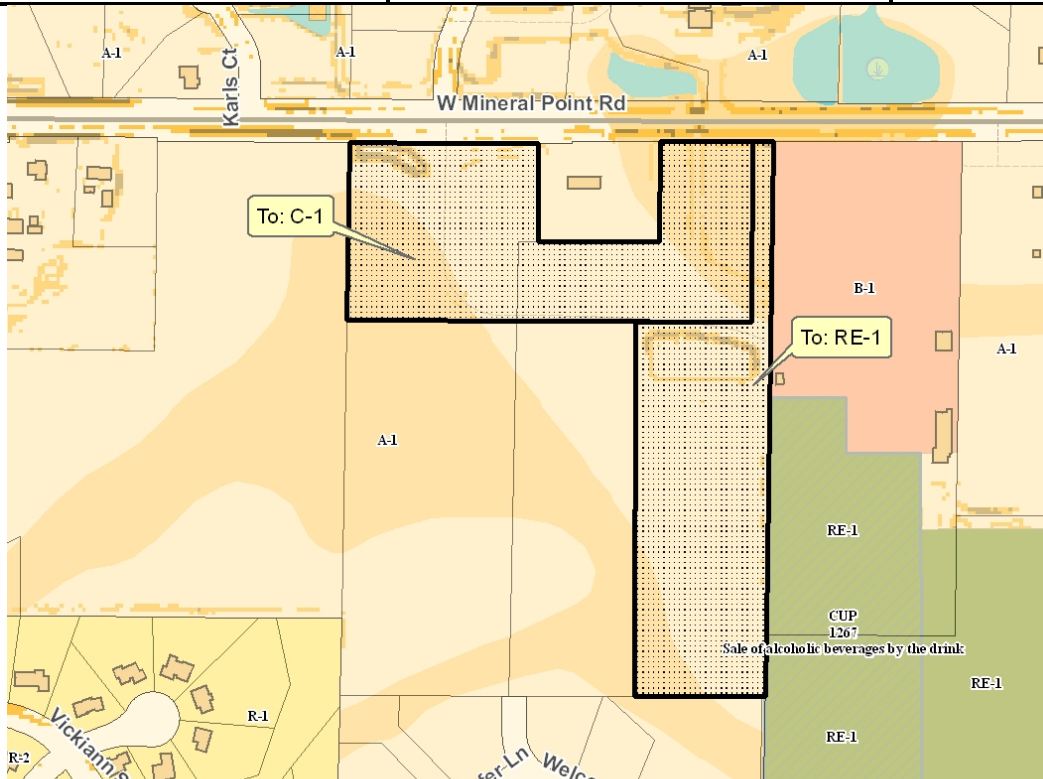
Middleton
Section 30

Applicant

Watts Family TR

Location:

South of 7685 West Mineral Point Road



DESCRIPTION: Applicant is requesting C-1 Commercial zoning to allow for unspecified commercial uses and RE-1 Recreational zoning to provide zoning compliance for existing golf driving range (Tumbledown Trails). Original request included approximately 18 acres of R-1 zoning for future residential subdivision, but that has been removed from the zoning petition. The 18 acre area would remain zoned A-1 Agriculture and included in the CSM as lot 2.

OBSERVATIONS: Property consists of approximately 40% class I, and 60% class II soils. No sensitive environmental features observed.

TOWN PLAN: The property is located in the town's residential and commercial planning areas. The town's 2005 Tumbledown Trails Neighborhood Plan addresses the development of the property.

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

STAFF: The proposal appears reasonably consistent with town plan policies (see attached). Future residential and commercial development of the property would need to be consistent with town plan policies. The town's Tumbledown Trails Neighborhood plan includes the following with regard to commercial development: *"Any commercial that develops here will need to be sensitive to residential homes in the vicinity. Traffic generation, building size, orientation, and buffering will be a key element to developing commercial uses that suits the character of the neighborhood. Also, access onto Mineral Point Road will be an important factor in successfully bringing in additional commercial space."*

Staff recommends that consideration should be given to restricting the range of C-1 commercial uses on the property (see attached recommended restricted C-1 uses). A conceptual plan for the future development of the property (and surrounding properties) is also attached.

TOWN: Approved subject to 12 conditions.

Staff Recommendation: Along with the Town Conditions, Staff suggests that a deed restriction be recorded on the C-1 Commercial property to prohibit billboard (off-premise advertising) signs.