



# Staff Report

Public Hearing: **October 27, 2015**

Petition: **Rezone 10904**

Zoning Amendment:  
**RH-1 Rural Homes District to A-1EX Exclusive Agriculture District and A-2(2) Agriculture District**

Town/sect:  
**Berry Section 19**

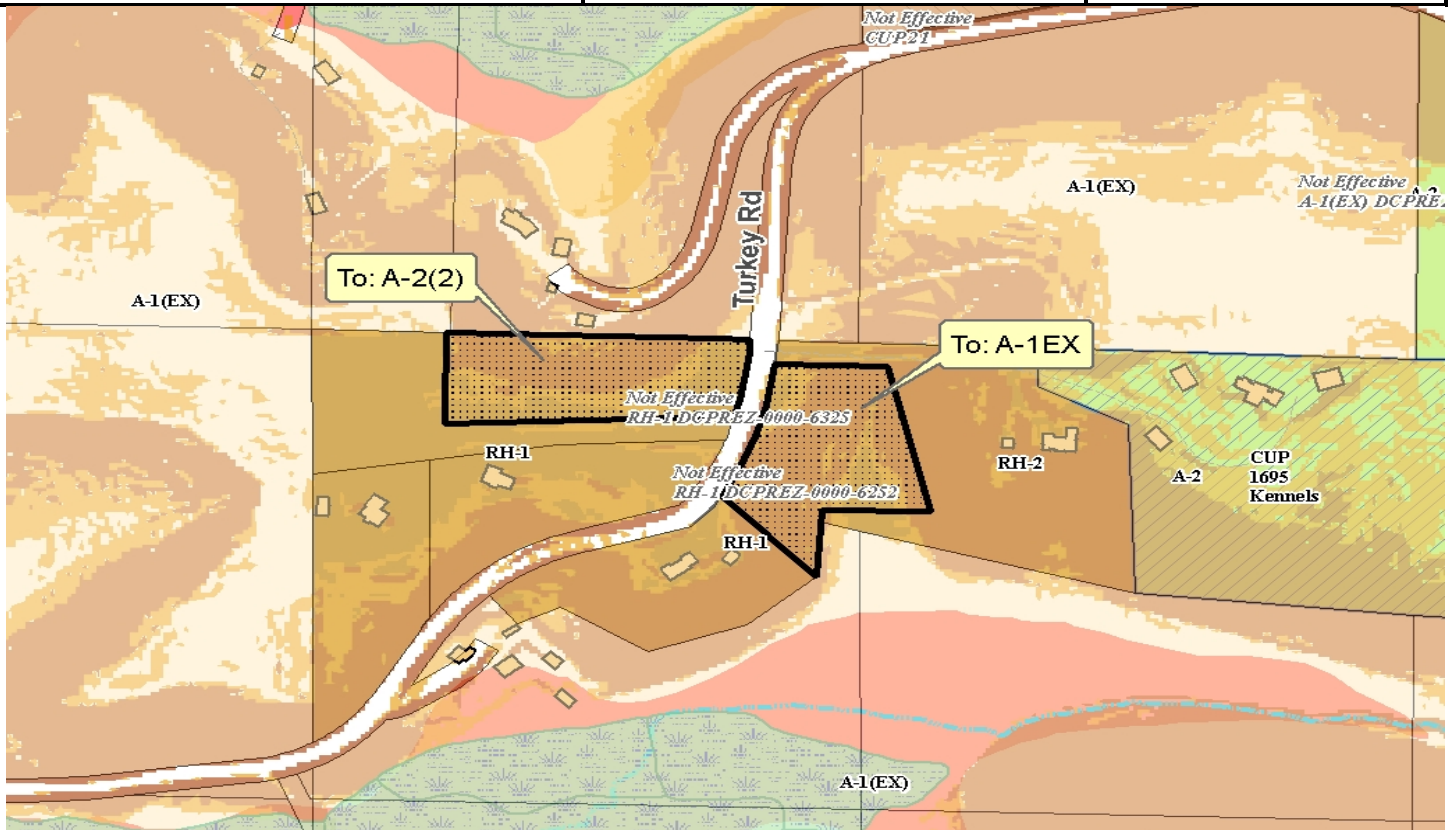
Acres: 4.29, 3.9  
Survey Req. Yes

Applicant  
**Oakridge Farm LLP**

Reason:  
**Shifting of property lines between adjacent land owners and removing housing density rights from property**

Location:  
**9371 Turkey Road**

Zoning and Land Regulation Committee



**DESCRIPTION:** Applicant proposes to rezone two existing residential lots back to agricultural zoning categories in order to sell the properties to adjoining owners. The applicant proposes to deed restrict the A-2(2) parcel to prohibit development. The land to be rezoned to A-1EX would be re-surveyed and consolidated with adjoining lands to create an A-1EX parcel over 35 acres in size. The proposal to remove 2 residential lots would result in 2 density units being made available for use elsewhere on the applicant's property.

**OBSERVATIONS:** Areas of steep slope topography are located on both properties. No new development proposed.

**VILLAGE/TOWN PLAN:** The property is located in the town's agricultural preservation area.

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

**STAFF:** The proposal appears reasonably consistent with town plan policies.

Staff recommends that the proposed A-2(2) parcel be rezoned to CO-1 Conservancy to ensure no development occurs. In addition, staff recommends that a notice document be recorded on the applicant's farm unit indicating that a total of 3 density units / splits remain available.

**TOWN:** Approved