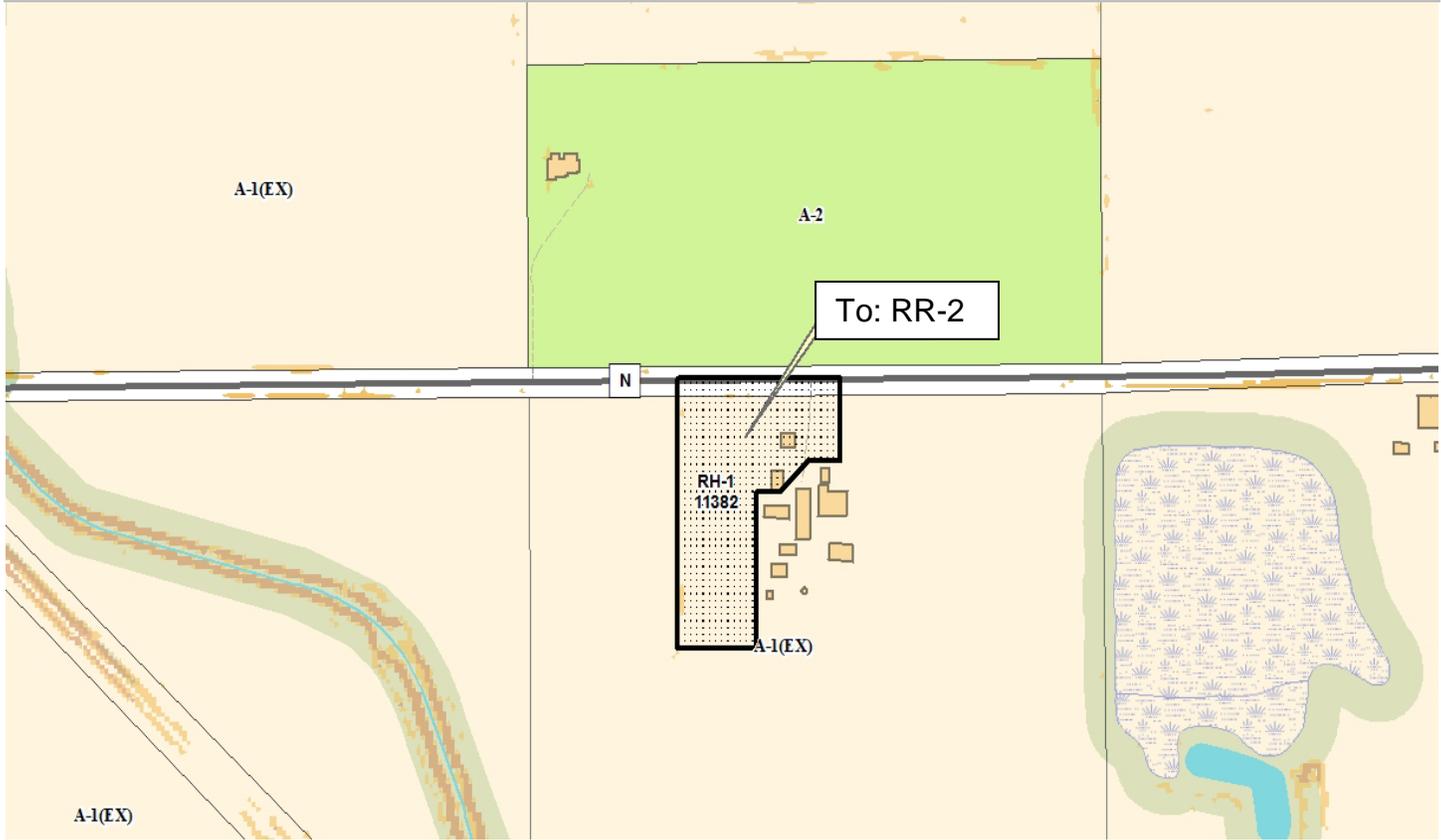


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> February 26, 2019	Petition 11382	
	<i>Zoning Amendment Requested:</i> FP-35 TO RR-2 Rural Residential District		<i>Town/Section:</i> ALBION, Section 31
	<i>Size:</i> 2.85 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> ROGER W HERMANSON
	<i>Reason for the request:</i> SEPARATING RESIDENTIAL BUILDINGS FROM FARMLAND AND FARM BUILDINGS		<i>Address:</i> 127 COUNTY HWY N



DESCRIPTION: Applicant proposes to separate the existing farm residence from the surrounding farmland. Existing farm accessory buildings would remain with the larger ~80 acre farm parcel.

OBSERVATIONS: Surrounding land uses include agriculture / open space and scattered rural residences. Proposed lot consists of 90% class II soils. No new development is proposed.

TOWN PLAN: The property is located in the town’s agricultural preservation area.

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: The proposal is consistent with town plan policies. As indicated on the attached density study report, the town does not count the separation of farm residences existing prior to 6/29/79 toward the density limitation. One possible split will remain available to the Hermanson property if the petition is approved.

Note that the town of Albion adopted the new county zoning code on February 5, 2019 – after the applicant had submitted the rezone request. The application has been modified to reflect the new zoning designation (FP-35) and the new ordinance equivalent (RR-2) of the requested zoning for the proposed 2.85 acre lot.

TOWN: Approved.