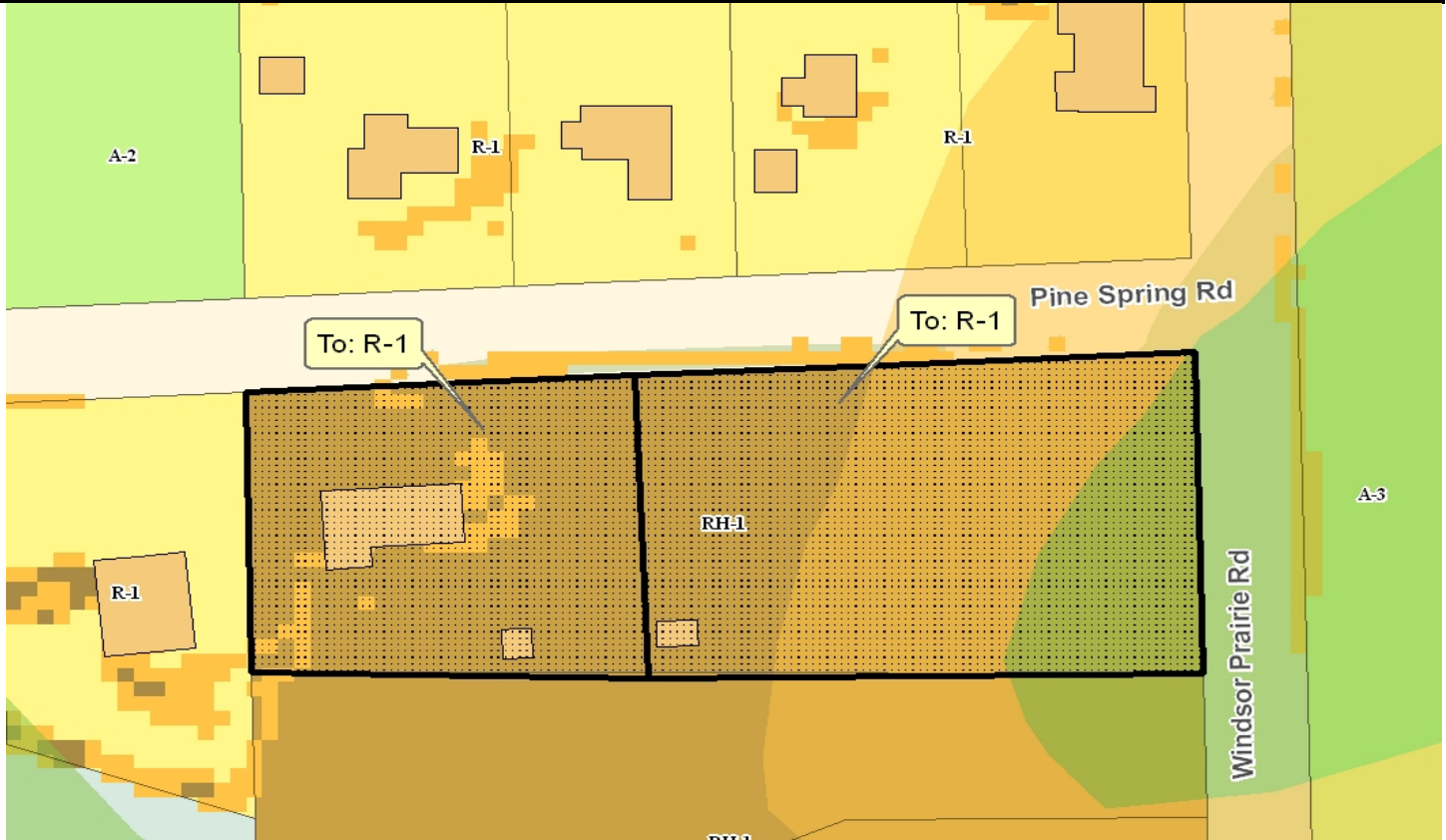




# Staff Report

Zoning and Land Regulation Committee	Public Hearing: <b>May 27, 2014</b>	Petition: <b>Rezone 10676</b>
	Zoning Amendment: <b>RH-1 Rural Homes District to R-1 Residence District</b>	Town/sect: <b>Vienna Section 36</b>
	Acres: <i>2.90</i> Survey Req. <i>Yes</i>	Applicant <b>Richgels Trust</b>
	Reason: <b>Dividing existing residential lot into two lots</b>	Location: <b>4889 Pine Springs Road</b>



**DESCRIPTION:** The applicant would like to divide a 2.8-acre residential lot into 2 lots.

**OBSERVATIONS:** The property is located within the Windsor Prairie Limited Service Area. There is an existing residence on the property. The entire property consists of Class II soils. The eastern 1/3 of the proposed lot contains hydric soils reaching into the middle half of the proposed lot. The GIS data notes that the water table may be 6 to 8 feet below the surface of the proposed lot. No other sensitive environmental features observed.

**TOWN PLAN:** The rezone is located in the Rural Subdivision Area, the Town of Vienna development area inside the Windsor Prairie Limited Service Area. *"Densities within existing urban service areas or limited urban service areas shall be consistent with existing development within the Urban Service Area..."*

**RESOURCE PROTECTION:** GIS indicates Resource Protection (wetland buffer) to the east portion of the eastern lot. Updated wetlands data will remove this RPC designation at the next RPC update. Previous evaluations on the parcel to the south (Rezone 9896) indicated no presence of a wetland.

**STAFF:** The proposed zoning would allow the area to be divided into a minimum of 20,000 square-foot lots. Staff suggests amending the zoning district to R-1A allowing a minimum 1-acre lots. If approved, Staff suggests that a note be placed on the Certified Survey Map requiring future residences to have a basement slab elevation no lower than 886 feet ASL to address the high water table in the area.

**TOWN:** Approved with no conditions.