
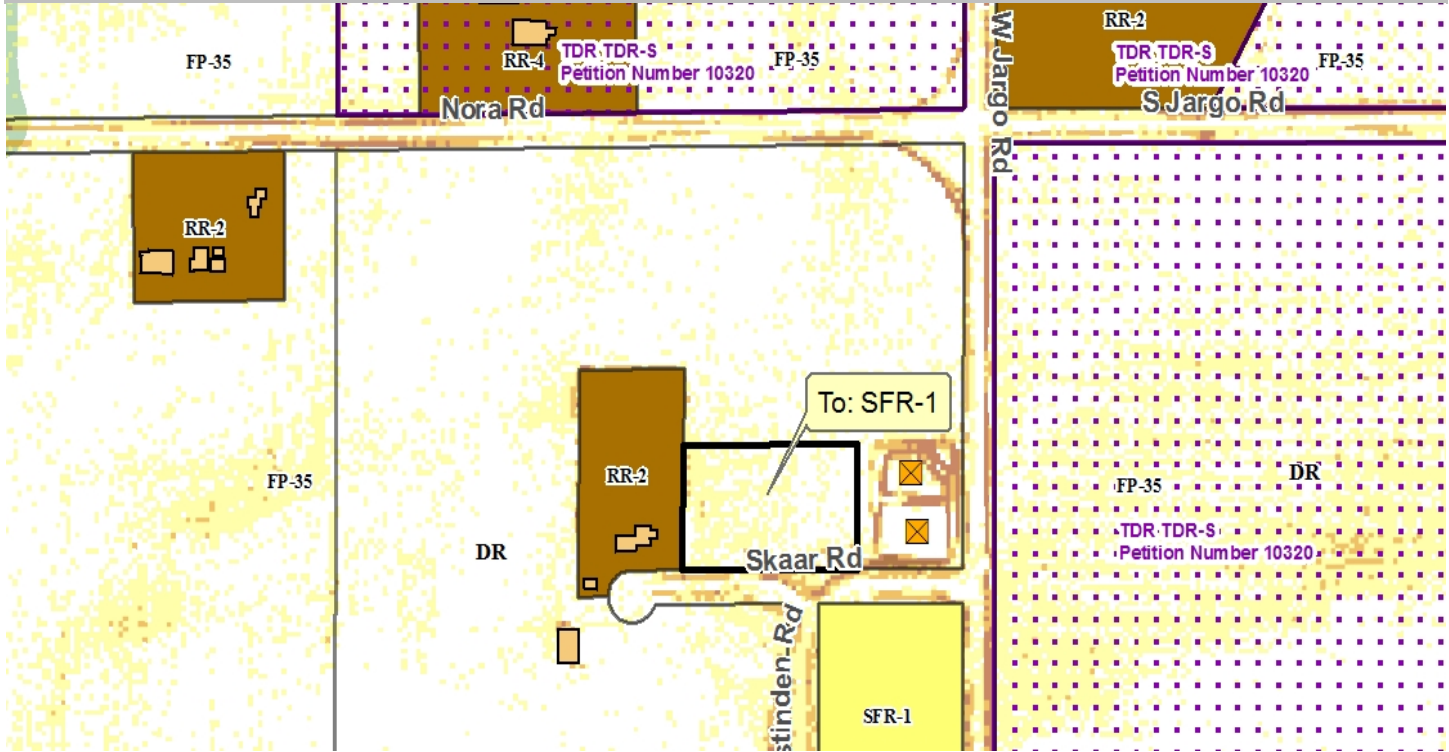


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>February 23, 2021</b>	<b>Petition 11648</b>	
	<i>Zoning Amendment Requested:</i> <b>FP-35 (Farmland Preservation) to FP-35 &amp; TDR-S (transfer of development rights – receiving) TO SFR-1 (Single Family Residential) &amp; TDR-R (transfer of development right – receiving) overlay District</b>		<i>Town/Section:</i> <b>COTTAGE GROVE, Section 26</b>
	<i>Size:</i> <b>1.99 Acres &amp; 1.8 acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>SCREAMIN' NORWEGIAN FARMS LLC</b>
	<i>Reason for the request:</i> <b>Sending a development right from a lot in the Ag Preservation area to create a residential lot in another part of the town. Both sending and receiving parcels are in the same ownership.</b>		<i>Address:</i> <b>EAST OF 1884 SKAAR ROAD</b>



**DESCRIPTION:** The applicant wishes to transfer a development right from one property he owns to another, to create a single family residential lot.

**OBSERVATIONS:** In this case the development right is coming from property (1.8 acre parcel) where an old farm home was torn down. The town plan allows a house to be rebuilt when one is torn down. Instead of rebuilding a home on that site, in this case the town is allowing the owner to transfer the development right to other property he owns, to create a 2 acre single-family residential lot. The new lot will be located along Skarstinden Road where a small cluster of houses exists.

**TOWN PLAN:** Both the sending and receiving areas are in the Agricultural Preservation land use area of the town plan. The plan allows 1:1 transfers between property in common ownership. This is the case in this petition. As stated in the town plan, a TDR Easement must be filed against the sending parcel.

**RESOURCE PROTECTION:** The subject property is not in an environmental corridor.

**STAFF:** Staff recommends approval with the following conditions:

- Town conditions (see Town Action Report),
- A notice document shall be recorded on the southerly SFR-1 zoned property (proposed 1.99 acre parcel) indicating that the lot was created as a result of a transfer of development rights, and
- TDR-S zoning shall be assigned to parcel #0711-351-9240-1.

**TOWN:** The town of Cottage Grove approved with conditions on January 4, 2021