



# Staff Report

Public Hearing: **October 24, 2017**

Petition: **Petition 11196**

Zoning Amendment:  
**A-1EX Agriculture District TO RH-1 Rural Homes District**

Town/sect:  
**MONTROSE, Section 29**

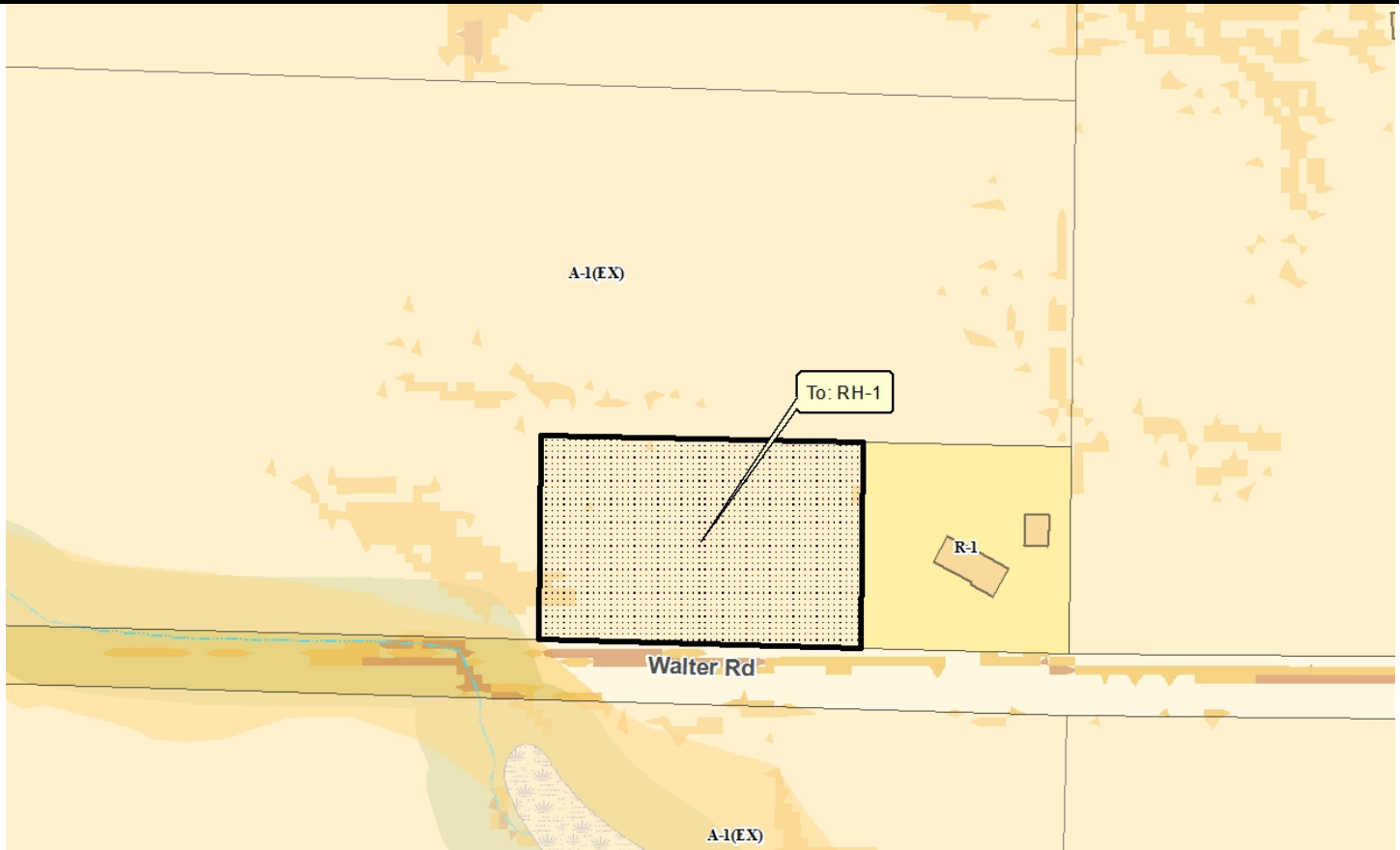
Acres: 2  
Survey Req. Yes

Applicant  
**ZWEIFEL REV TR,  
FREDERICK & ALICE**

Reason:  
**Creating one residential lot**

Location:  
**WEST OF 7402  
WALTER ROAD**

Zoning and Land Regulation Committee



**DESCRIPTION:** Applicant proposes to create a new 2 acre RH-1 residential lot.

**OBSERVATIONS:** No sensitive environmental features observed. The property consists of approximately 35% class II soils. An intermittent stream with associated floodplain is located immediately southwest of the proposed RH-1 parcel. Shoreland zoning regulations may apply if the stream is considered navigable.

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

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

**STAFF:** The proposal meets the dimensional standards of the zoning district and appears consistent with the town comprehensive plan. As indicated on the attached density study report, the Zweifel property is entitled to the one remaining split from the original farm. Staff recommends that a deed restriction be recorded on the balance of A-1EX zoned land owned by the applicant prohibiting further residential development, Parcels 0508-294-9690-8 and 0508-294-9000-2

**TOWN:** Town approved with no conditions. The Town Board minutes reflect that the housing density rights have been exhausted on the original farm.