



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **May 24, 2016**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District and RH-3 Rural Homes District to RH-4 Rural Homes District**

Acres: 7.5, 9.566  
Survey Req. Yes

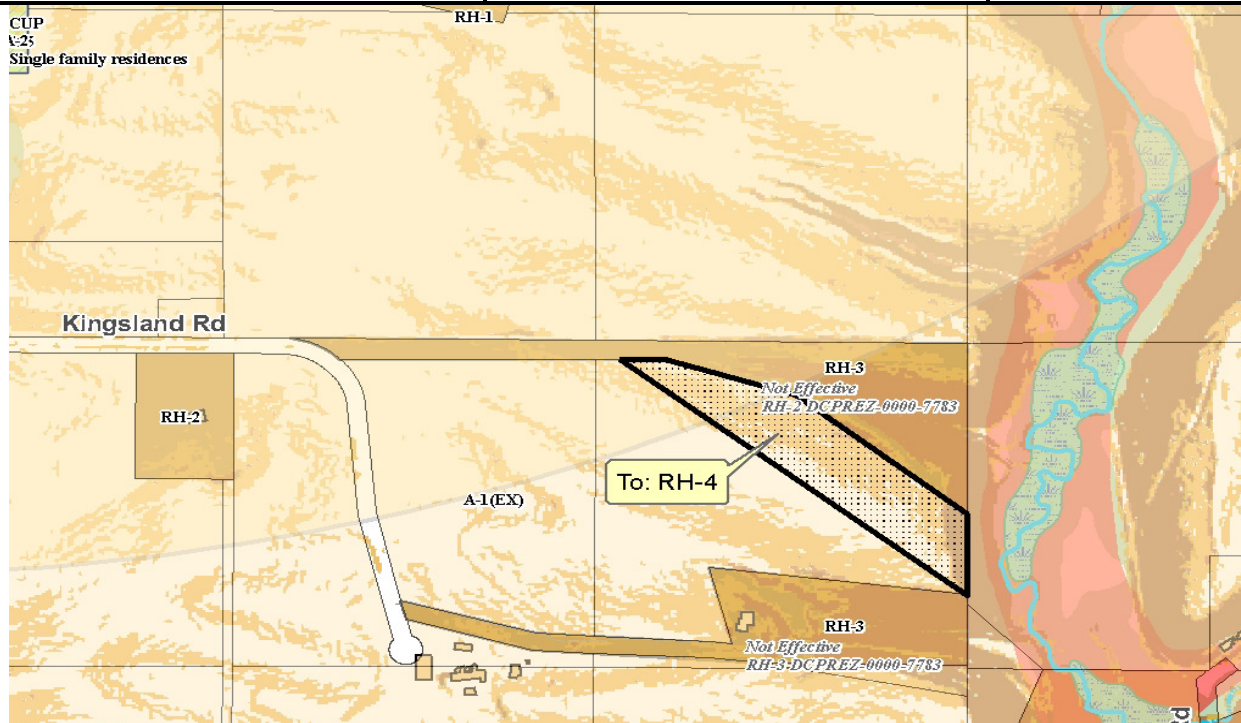
Reason:  
**Shifting of property lines between adjacent land owners**

Petition: **Rezone 10987**

Town/sect:  
**Blue Mounds Section 20**

Applicant  
**Traci J Jones**

Location:  
**South of 10804 Kingsland Rd**



**DESCRIPTION:** Applicant proposes to add approximately 7.5 acres of land to their existing 9.5 acre RH-3 zoned residential parcel.

**OBSERVATIONS:** Areas of steep slope topography are located on the property. No other sensitive environmental features observed. No new development is proposed.

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

**RESOURCE PROTECTION:** There is an area of resource protection corridor located on the existing 9.5 acre RH-3 parcel associated with steep slope topography over 20% grade.

**STAFF:** The proposal will provide better siting options for residential development on the property and appears reasonably consistent with town plan policies.

**TOWN:** Approved with no conditions.

**5/24 ZLR:** Postponed due to public opposition. The neighbor expressed concerns regarding additional development occurring on the adjacent property.

**Staff Update:** The additional land will be incorporated into an existing lot currently occupied by a single-family dwelling. No additional development would be allowed as part of this petition.