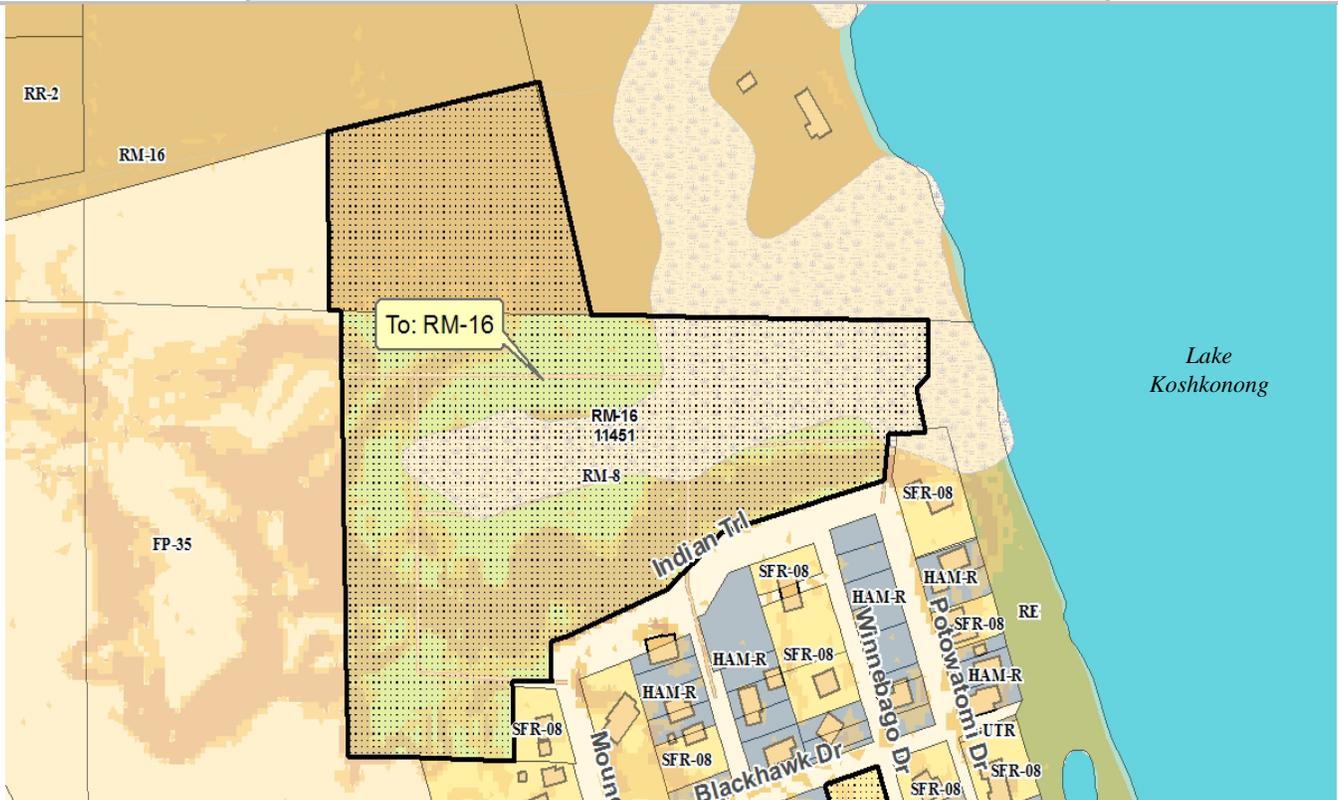


<p><b>Staff Report</b></p>  <p><b>Zoning and Land Regulation Committee</b></p> <p>Questions? Contact: Majid Allan – 267-2536</p>	<p>Public Hearing: <b>August 27, 2019</b></p>	<p><b>Petition 11451</b></p>	
	<p><u>Zoning Amendment Requested:</u>  <b>RM-8 (Rural Mixed-Use, 8 to 16 acres) District TO RM-16 (Rural Mixed-Use, 16 acres and up) District</b></p>	<p><u>Town/Section:</u>  <b>ALBION, Section 36</b></p>	
	<p><u>Size:</u> <b>17.67 Acres</b></p>	<p><u>Survey Required:</u> <b>Yes</b></p>	<p><u>Applicant:</u>  <b>RYAN DEDOLPH</b></p>
	<p><u>Reason for the request:</u>  <b>Creating one residential lot</b></p>		<p><u>Address:</u>  <b>NORTH OF 97 MOUND DRIVE</b></p>



**DESCRIPTION:** Applicant proposes to expand the size of an existing residential parcel by acquiring approximately 3.8 acres of land from the adjoining owners (Jaskula & Rudisill) to the north. The proposal will allow for additional and more viable building site options. No net increase in allowable residential density is proposed.

**OBSERVATIONS:** Much of the existing RM-8 zoned property is characterized by steep slope topography leading down to an area of mapped wetlands. The 3.8 acres to be added to the parcel is characterized by more gently sloping topography. It appears there are several suitable buildable areas located on the property.

**TOWN PLAN:** The property is located in the town’s Lakeshore Residential Planning area.

**RESOURCE PROTECTION:** Areas of resource protection corridor associated with the mapped wetlands and steep slope topography are present on the property. There are no areas of protection corridor located on the 3.8 acres being added to the existing parcel.

**STAFF:** The proposal appears reasonably consistent with town plan policies. Note that a new 2-lot CSM will be required to effectuate the transfer of land between adjoining owners.

**TOWN:** Approved with no conditions.

