

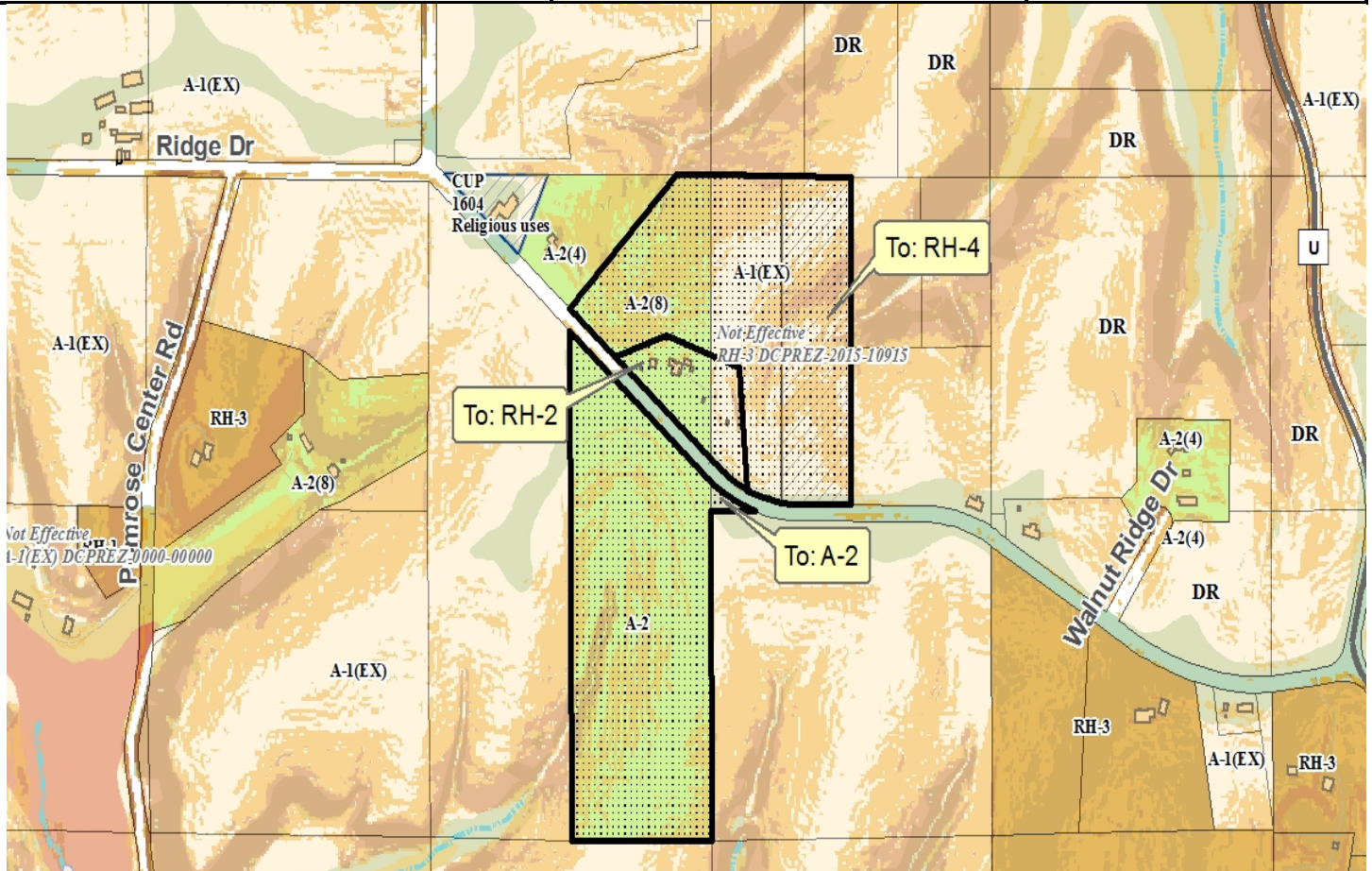


Staff Report

Public Hearing: April 25, 2017	Petition: Rezone 11120
Zoning Amendment: A-1EX Exclusive Agriculture and A-2(8) Agriculture District to RH-2 Rural Homes District, RH-4 Rural Homes District and A-2 Agriculture District	Town/sect: Primrose Section 27
Acres: 7.2, 2.62, 1.77, 18.12, .46 Survey Req.	Applicant: Stephen D Flach
Reason: Shifting of property lines between adjacent land owners	Location: 8716 Ridge Drive

Zoning and Land Regulation Committee

REVISED: Adding 5 acres to RH-4 lot and changing lands south of Ridge Road to A-4 Agriculture



DESCRIPTION: Landowners propose combining two legal nonconforming parcels and add additional lands from a neighboring CSM lot to create one 24.99-acre RH-4 lot and one 4.22-acre RH-2 lot. The balance of the property, including 26.7 acres south of Ridge Drive, will remain in its current A-2 zoning district.

OBSERVATIONS: A previous rezone petition (10915) on PIN 0507-272-9060-8 became null and void after required Certified Survey Map and/or deed restrictions were not recorded.

TOWN PLAN: The property is in a Farmland Preservation Area in the town/county comprehensive plan. No new development sites are proposed, so density standards do not apply. Town siting standards, including avoiding lands with a history of agricultural cropping, will apply to any new development.

RESOURCE PROTECTION: The existing residence on the proposed RH-2 lot is in an area of mapped, town-derived Resource Protection Corridors associates with Class I farm soils. Any future development should avoid mapped resource protection corridors.

STAFF: No recommended conditions.

ZLR 4/25: The petition was postponed due to no town action.

STAFF UPDATE: The petition has been revised due to recent negotiations between neighbors. Mr. Hisel owns approximately 5 acres of land by the northeast corner of the Flach's land. Flach will be purchasing this 5 acres in return for 5 acres lying on the most southern part of the Flach's land that is south of Ridge Drive. Mr. Hisel only intends to use this southerly portion of land for hunting purposes only. The newly proposed lot will not have road frontage and will need a waiver from land division regulations.

TOWN: Approved with no conditions. Note: The Town has reviewed the revisions to the petition and found no issues. The Town will require that an access easement be recorded for the most southerly proposed lot.

STAFF: If approved, Staff suggests the following conditions/amendments:

1. The petition shall be amended to include the 5 acres of the Hisel land lying north of Ridge Road. The 5 acres shall be included in the RH-4 Rural Homes Zoning District making the total acreage of the lot 23.21 acres.
2. The petition shall be amended to change the zoning of the 26.4 acres land owned by the Flach that is located south of Ridge Road to A-4 Agriculture.
3. The petition is contingent up a land division waiver being granted for the proposed 5-acre lot south of Ridge Road.
4. A access easement shall be recorded to allow access to the 5-acre lot from Ridge Road.