



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **March 24, 2015**

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

Acres: 2.3
Survey Req. Yes

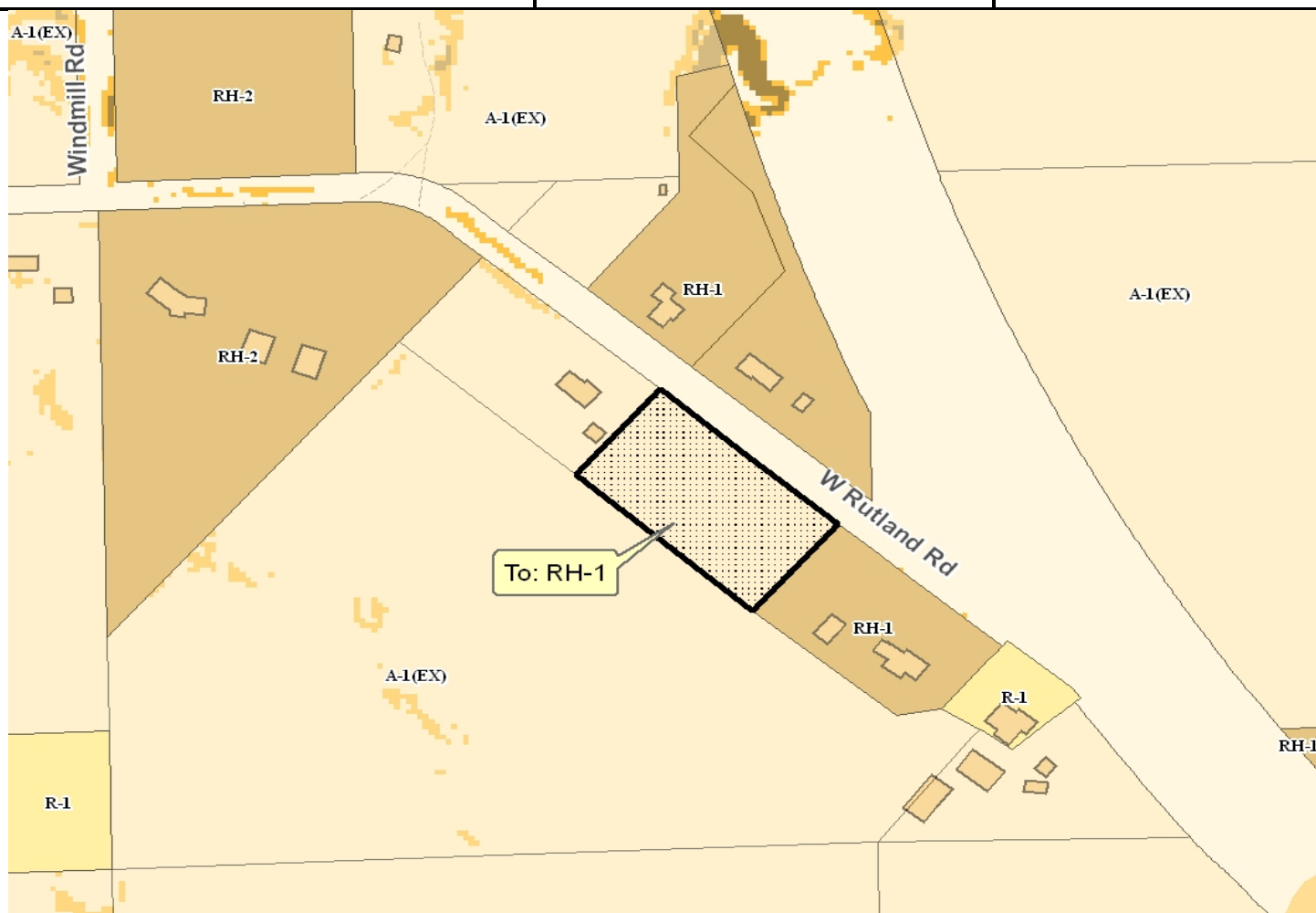
Reason:
Creating one residential lot

Petition: **Rezone 10819**

Town/sect:
**Rutland
Section 30**

Applicant
D & C Ranch LLC

Location:
**West of 4559 West
Rutland Rd**



DESCRIPTION: The applicant would like to create a residential lot on the 66-acre farm.

OBSERVATIONS: The property is located approximately 100 feet away from the new Highway 14 corridor. The proposed lot consists entirely of Class I and II soils. No other sensitive environmental features observed.

TOWN PLAN: The proposal is located in the Agricultural Preservation Area.

RESOURCE PROTECTION: The property is located outside the boundaries of the identified resource protection areas.

STAFF: The proposal meets the dimensional standards of the zoning district. As indicated on the attached density study report, the proposal would exhaust available splits on the property. Staff recommends that a deed restriction be recorded prohibiting further development on the balance of A-1EX zoned land.

TOWN: Approved with no conditions.