



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **December 18, 2018**

Zoning Amendment:
**A-2 Agriculture District TO R-1
Residence District**

Acres: 0.596
Survey Required? No

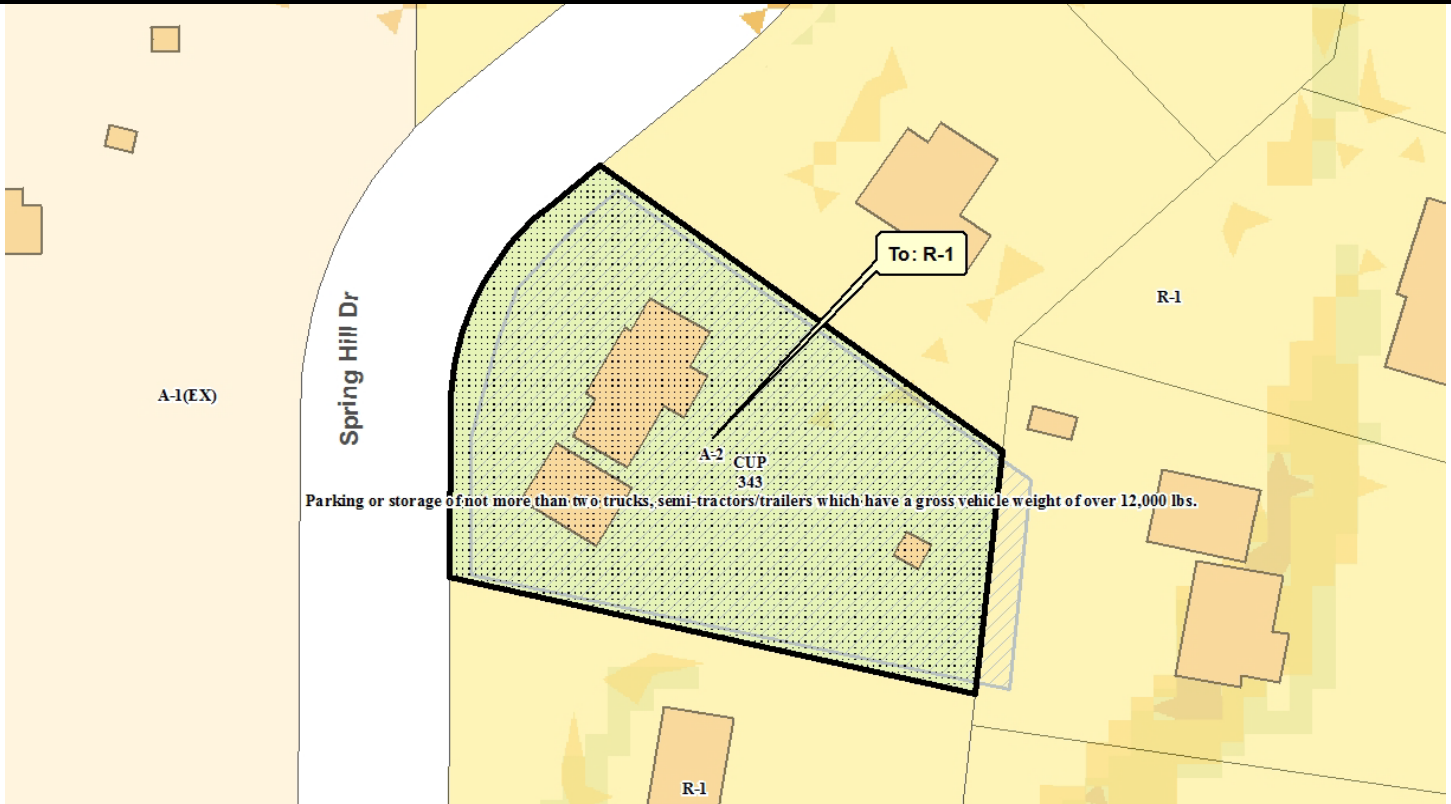
Reason:
**Zoning returning to R-1 zoning
per deed restriction**

Petition: **Petition 11369**

Town/Section:
**Pleasant Springs, Section
17**

Applicant
William D. Plumley

Location:
2785 Spring Hill Drive



DESCRIPTION: The applicant is proposing to rezone his existing A-2 Agriculture zoned residential parcel to R-1 Residential zoning to bring the property into compliance with current zoning regulations. The proposed rezoning would also fulfill a stipulation made in the previous A-2 zoning approval that the property be rezoned back to R-1 upon future sale of the property. No new development is proposed.

OBSERVATIONS: The property is located in the Spring Hill residential subdivision. Surrounding land uses include single-family residences and agriculture / open space. There are no sensitive environmental features observed.

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

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

STAFF: The proposed rezoning is consistent with town plan policies and would result in compliance with current zoning regulations and the stipulation of the prior zoning approval. Note that the property is recommended for the SFR-08 (Single Family Residential) zoning district in the new zoning code. The SFR-08 district is the new ordinance equivalent of the requested R-1 zoning.

TOWN: The town of Pleasant Springs approved this petition unanimously without conditions.