



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **May 27, 2014**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to RH-2 Rural Homes District and RH-3 Rural Homes District**

Acres: 7.43, 8.10, 4.19  
Survey Req. Yes

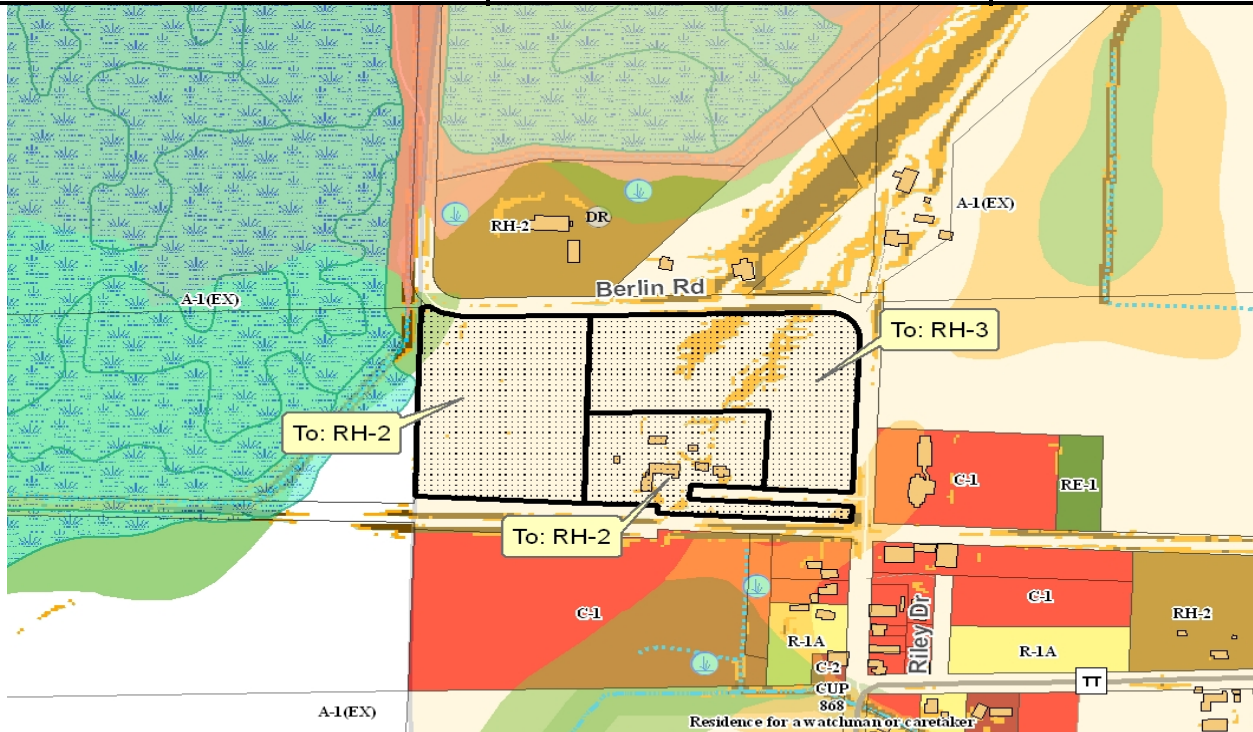
Reason:  
**Separation of existing residence from the farmland and creating two residential lots**

Petition: **Rezone 10682**

Town/sect:  
**Medina Section 05**

Applicant  
**Statz Bros Inc**

Location:  
**1151 Berlin Road**



**DESCRIPTION:** The petitioner would like to divide the 19-acre parcel into three residential lots.

**OBSERVATIONS:** There is an existing residence, a large barn, and several outbuildings on the property. Approximately 30% of the property consists of Class II soils. The topography of the property is fairly flat with just on small portion of an open field rising just above a 12% grade. The existing residence gains access from a dead end road.

**TOWN PLAN:** The number of dwellings allowed is limited to a ratio of one dwelling/density unit per 35 acres of contiguous land owned as of February 4, 1981. The density study analysis shows that there are 5 remaining splits. If the petition is approved, it appears 3 possible splits will remain available. The proposal appears reasonably consistent with town plan policies. *See attached density study.*

**RESOURCE PROTECTION:** Areas exceeding 12% grade are included as part of the resource protection area in the Town of Medina Comprehensive plan. There is a small area of an open field that is identified as a resource protection area.

**STAFF:** The proposal meets the dimensional standards of the zoning districts. The Town may want to vacate the dead end roadway as part of this petition.

**NOTE:** The Rural Homes Zoning District is limited to one animal unit per full acre of land owned.

**5/27 ZLR:** The petition was postponed due to no town action.

**TOWN:** Approved with conditions.