



Staff Report

Public Hearing: **May 10, 2016**

Petition: **Rezone 10969**

Zoning Amendment:
A-1 EX Exclusive Agriculture District to CO-1 conservancy District and A-4 Small Lot Agriculture District

Town/sect:
Vermont Section 29

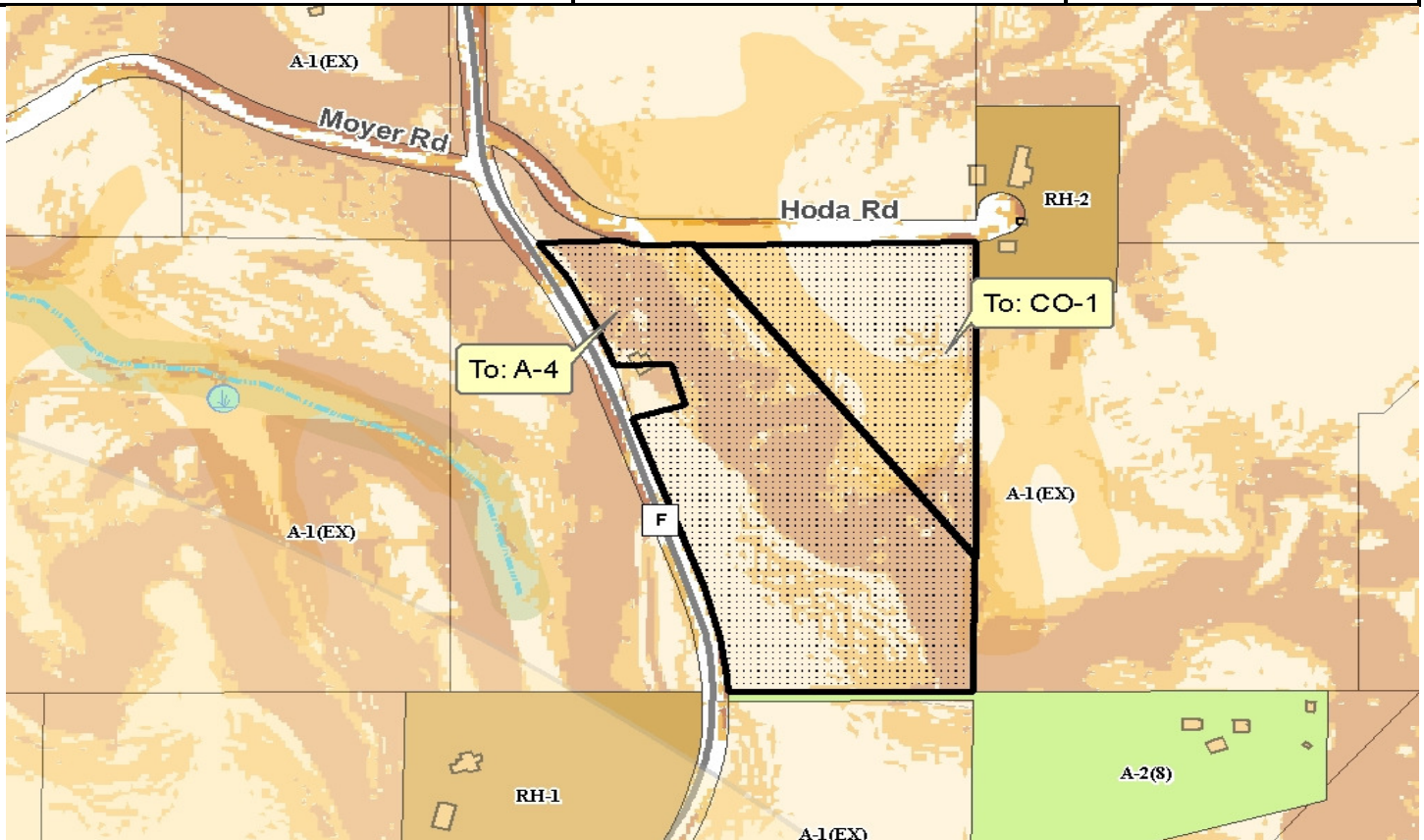
Acres: **7.65 , 15.18**
Survey Req. **Yes**

Applicant
Kenneth S Wade

Reason:
Creating lot for prairie restoration

Location:
North of 3530 County highway F

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to create an 8 acre CO-1 Conservancy parcel to be transferred to Prairie Enthusiasts for a prairie restoration project. The remaining land on the east side of County Highway F would be zoned A-4 Small Lot Exclusive Agriculture to provide zoning compliance.

OBSERVATIONS: The property consists of 15% class II soils. A ridge with steep slope topography separates the two proposed parcels. No other sensitive environmental features observed. No new development proposed.

TOWN PLAN: The property is located in the town's agricultural preservation area. As indicated on the attached density study report, the property remains eligible for 5 "potential development rights" (PDRs) under the town of Vermont plan.

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

STAFF: The proposal appears reasonably consistent with town plan policies. If the intent of the land sale to Prairie Enthusiasts is to include a PDR, the remaining eligible PDRs will be reduced to 4 on the balance of the original Code & Bless farm unit now owned by Mr. Wade.

TOWN: Approved conditioned upon the warranty deed containing information regarding the potential of a housing density right on the property and necessity of the property to be evaluated to Town Plan Policies to determine if the property is suitable for residential development.