

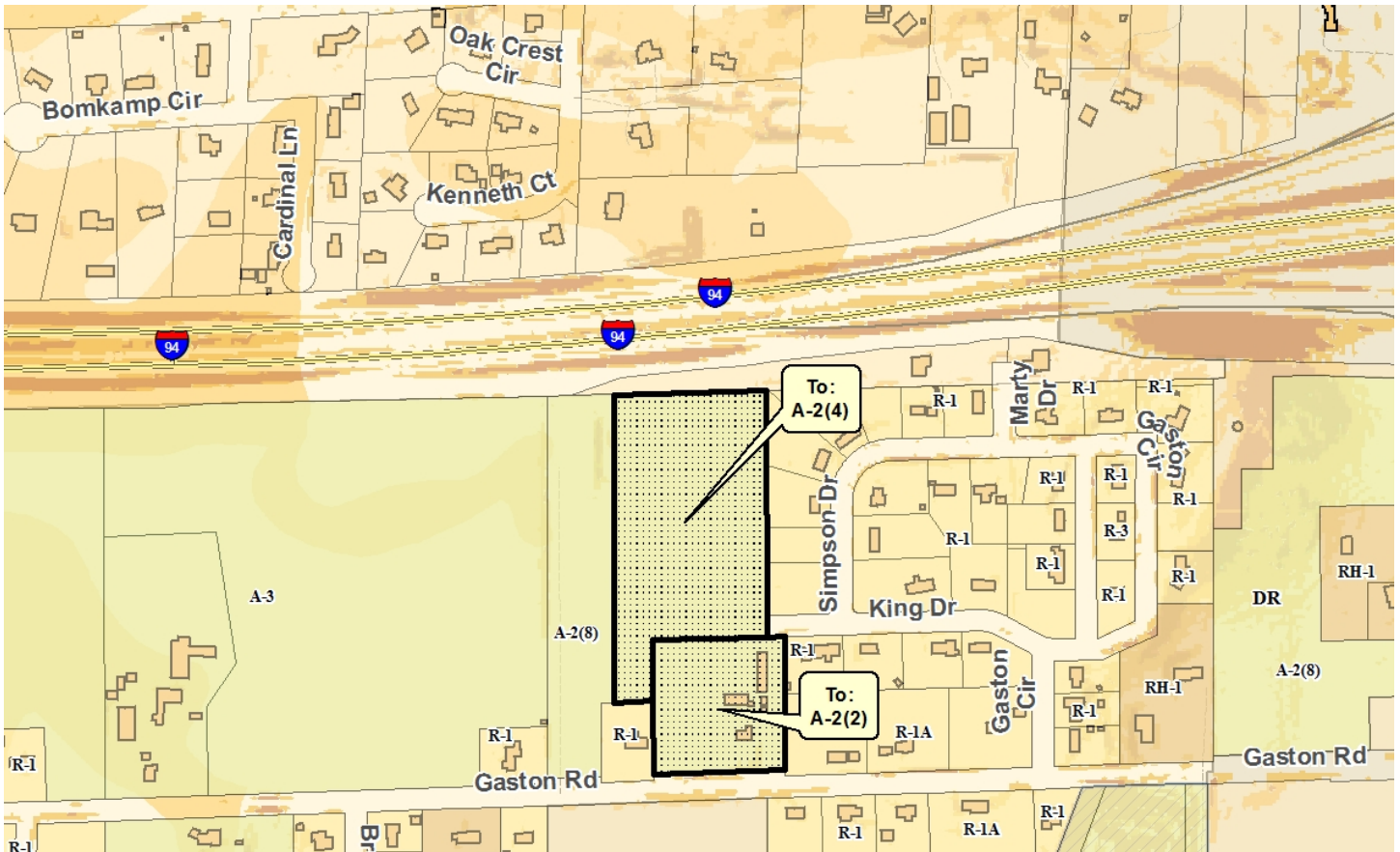


Staff Report

Public Hearing: April 24, 2018	Petition: Petition 11274
Zoning Amendment: A-2 (8) Agriculture District TO A-2 (4) Agriculture District, A-2 (8) Agriculture District TO A-2 (2) Agriculture District	Town/sect: COTTAGE GROVE, Section 4
Acres: 8.51, 3.75 Survey Req.: Yes	Applicant: HELGELAND FAMILY FARM LLC
Reason: Creating two residential lots	Location: 2608 GASTON ROAD

Zoning and Land Regulation Committee

NOTE: 8.5-acre parcel amended to A-4 by Town.



DESCRIPTION: The applicant wishes to create two lots – one a 3.75-acre residential building lot, and the other an 8.51-acre lot to be deed restricted against further development. The house previously on the 3.75 acre piece was burned down as part of a training exercise for the Fire Department.

OBSERVATIONS: The subject property is surrounded by residential development. There is a residential subdivision directly to the east, north of Hwy 94 and south of Gaston Road. There is an operating concrete batch plant southeast along Gaston Road. This proposal is anticipated to increase traffic by an estimated 20 trips per day.

TOWN PLAN: The subject property falls into the *Neighborhood Development* land use area of the town of Cottage Grove Comprehensive Plan. Policies for this area is to allow residential development via available residential development units (RDUs) or RDUs being transferred to the property. The applicant is using an RDU associated with the property. Because the proposal involves creating a home site where the original house has been removed, the proposal meets the town’s density requirements.

RESOURCE PROTECTION: There are no environmentally sensitive features on the property.

STAFF: This proposal is consistent with the town and county comprehensive plans.

TOWN: The Town Board approved the petition conditioned upon the proposed 8.5-acre lot to be assigned the zoning district classification of A-4 Small Lot Agriculture.