



Staff Report

Public Hearing: **December 11, 2017**

Petition: **Petition 11223**

Zoning Amendment:
A-4 Agriculture District TO RH-4 Rural Homes District, A-2 (8) Agriculture District TO RH-4 Rural Homes District

Town/sect:
ALBION, Section 27

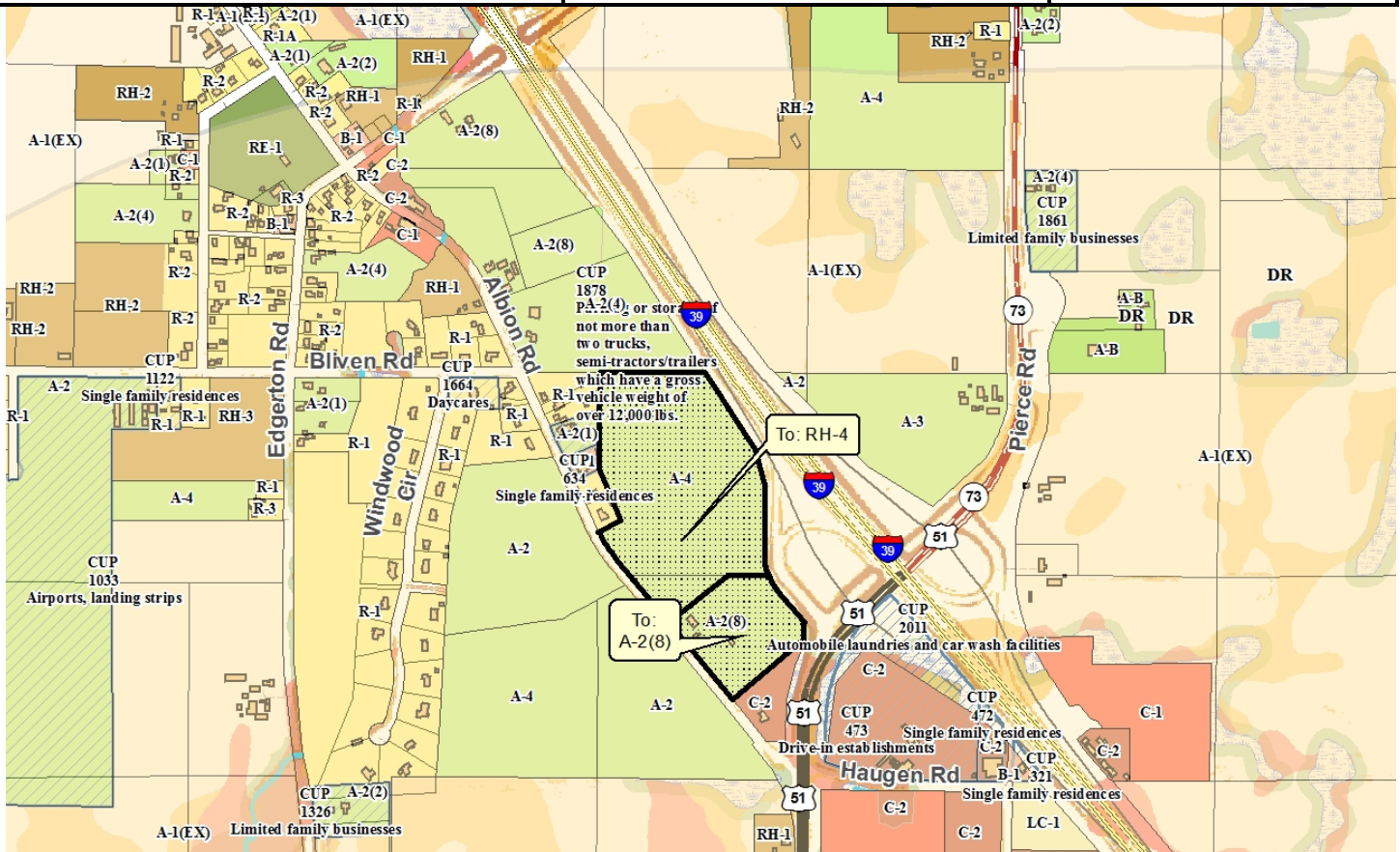
Zoning and Land Regulation Committee

Acres: 28.1,3.1
Survey Req. Yes

Applicant
JACOB A. REPPEN

Reason:
SEPARATING EXISTING RESIDENCE FROM FARMLAND AND CREATING ONE RESIDENTIAL LOT

Location:
432 ALBION RD



DESCRIPTION: Applicant proposes to separate existing residence onto smaller parcel and create one new residential lot.

OBSERVATIONS: Surrounding land uses include agriculture, rural residential, and the I-39/90 – US 51 highway interchange. There is a low lying area of wetlands that bisects the subject property.

TOWN PLAN: The property is located in the town's agricultural preservation area (proposed RH-4 parcel) and commercial planning areas.

RESOURCE PROTECTION: An area of resource protection corridor associated with mapped wetlands bisects the easterly 1/3 of the property.

STAFF: The proposal appears reasonably consistent with town plan policies. As indicated on the attached density study report, one possible housing density right remains available to the property. If the petition is approved, it appears the splits will be exhausted. There are no remaining lands from the original farm owned by the applicant, so no deed restriction is necessary.

12/11 ZLR: The petition was postponed due to no representation.

TOWN: Approved with no conditions.