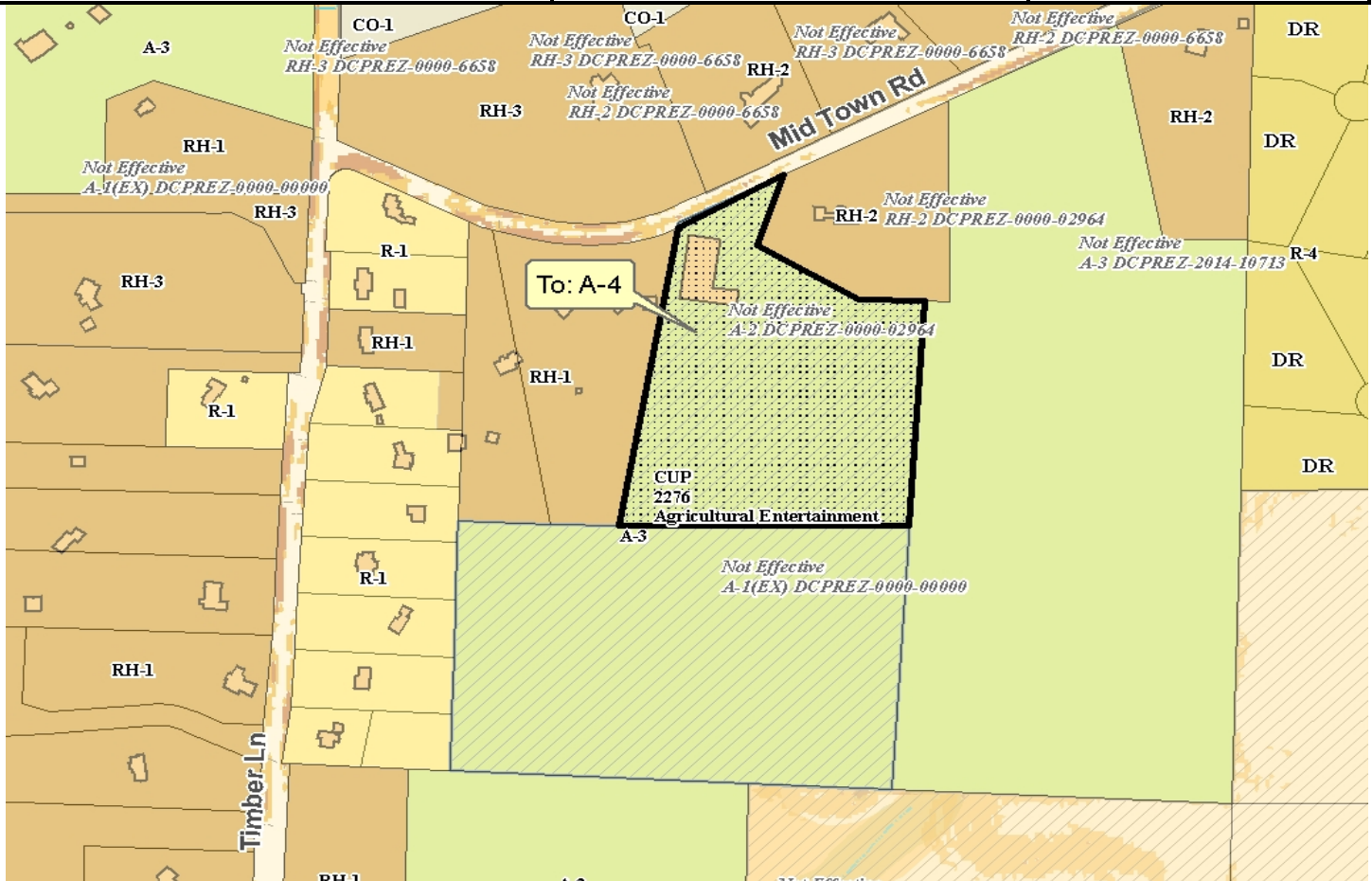




# Staff Report

Zoning and Land Regulation Committee

Public Hearing: <b>October 25, 2016</b>	Petition: <b>Rezone 11046</b>
Zoning Amendment: <b>A-3 Agriculture District to A-4 Agriculture District</b>	Town/sect: <b>Verona Section 06</b>
Acres: 14 Survey Req. Yes	Applicant <b>Heartland Farm Sanctuary Inc</b>
Reason: <b>Reducing the size of an existing agricultural lot</b>	Location: <b>11713 Mid Town Road</b>



**DESCRIPTION:** The Heartland Animal Sanctuary would like to reduce the size of their agricultural lot.

**OBSERVATIONS:** This property was recently zoned to A-3 in 1014 under zoning petition 10702. A conditional use permit was obtained to operate a farm educational facility (ag entertainment). The Heartland Animal Sanctuary is a nonprofit organization whose mission is to provide care for farm animals in need, nurture people through the human-animal bond, and foster respect and kindness toward animals and each other. The facility has been in operation since 2010. No sensitive environmental features observed.

**TOWN PLAN:** The property is located in a Rural Residential Area. Residential development is limited to one house per two acres of land. The town plan promotes farm related commercial activity as long as it does not conflict with neighboring land uses.

**RESOURCE PROTECTION:** The property is outside the resource protection area.

**STAFF:** The proposal meets the dimensional standards of the zoning district. The conditional use permit will remain active for the operation of the animal sanctuary.

**TOWN:** Approved with no conditions.