



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **March 24, 2015**

Zoning Amendment:
**LC-1 Limited Commercial District
to R-1A Residence District**

Acres: 1.5
Survey Req. Yes

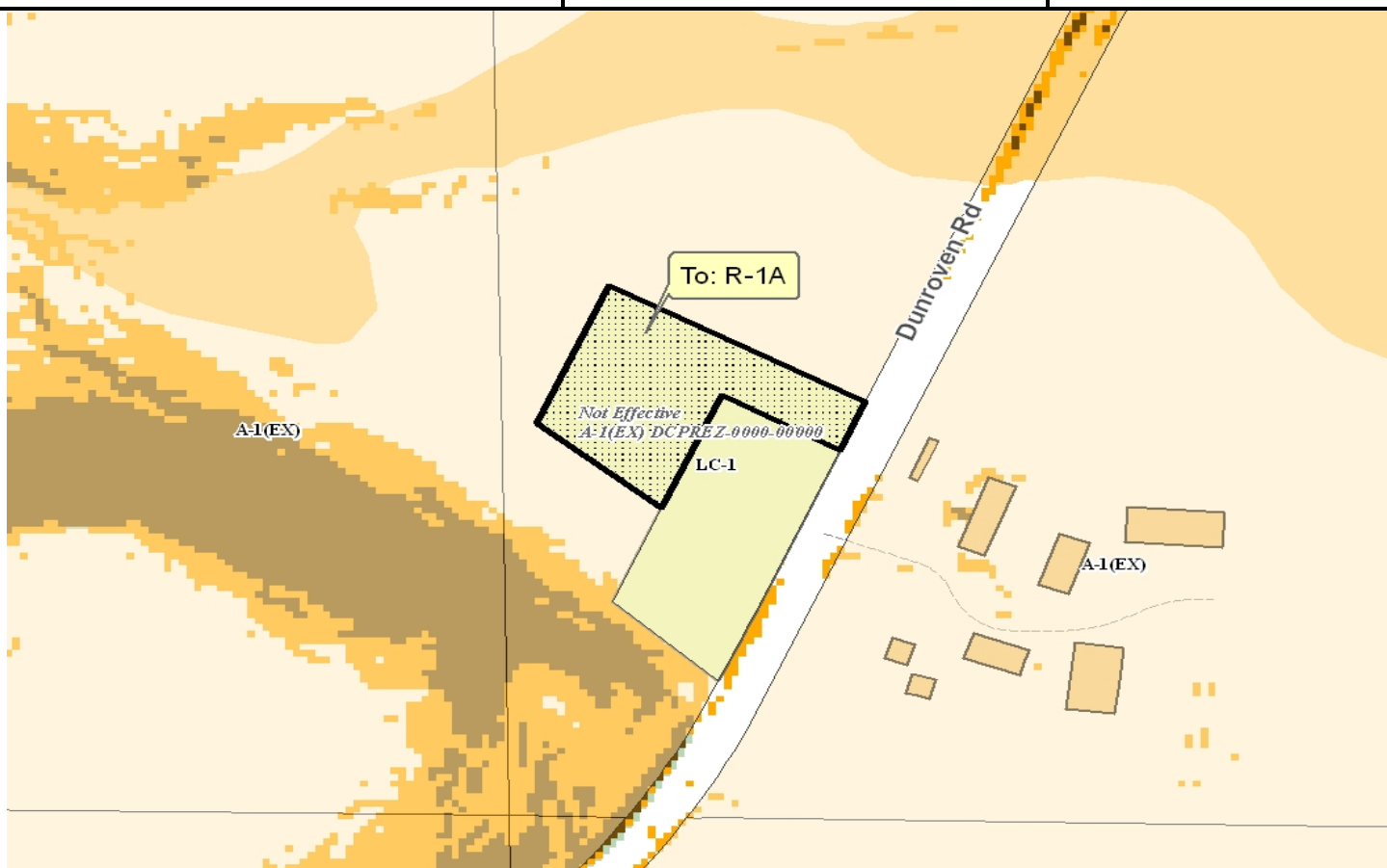
Reason:
Creating one residential lot

Petition: **Rezone 10816**

Town/sect:
**Vienna
Section 06**

Applicant
Cory K Clemens

Location:
**Across the street from
7858 Dunroven Rd**



DESCRIPTION: The applicant would like to create a separate residential lot adjacent to his excavating business property.

OBSERVATIONS: Approximately 30% of the proposed area consists of Class II soils. There are other sensitive environmental features observed.

TOWN PLAN: The property is in the Agricultural Preservation Area of the Town plan which carries a 1 per 75 density policy.

RESOURCE PROTECTION: The property is located outside the boundaries of the identified resource protection areas.

STAFF: The proposal meets the dimensional standards of the zoning district. The larger Clemens farm property remains eligible for four possible splits. If the petition is approved, three possible splits will remain available.

TOWN: Approved conditioned upon the properties being prohibited from being separated. Staff suggests that a deed restriction be recorded on the property to address Town's condition.