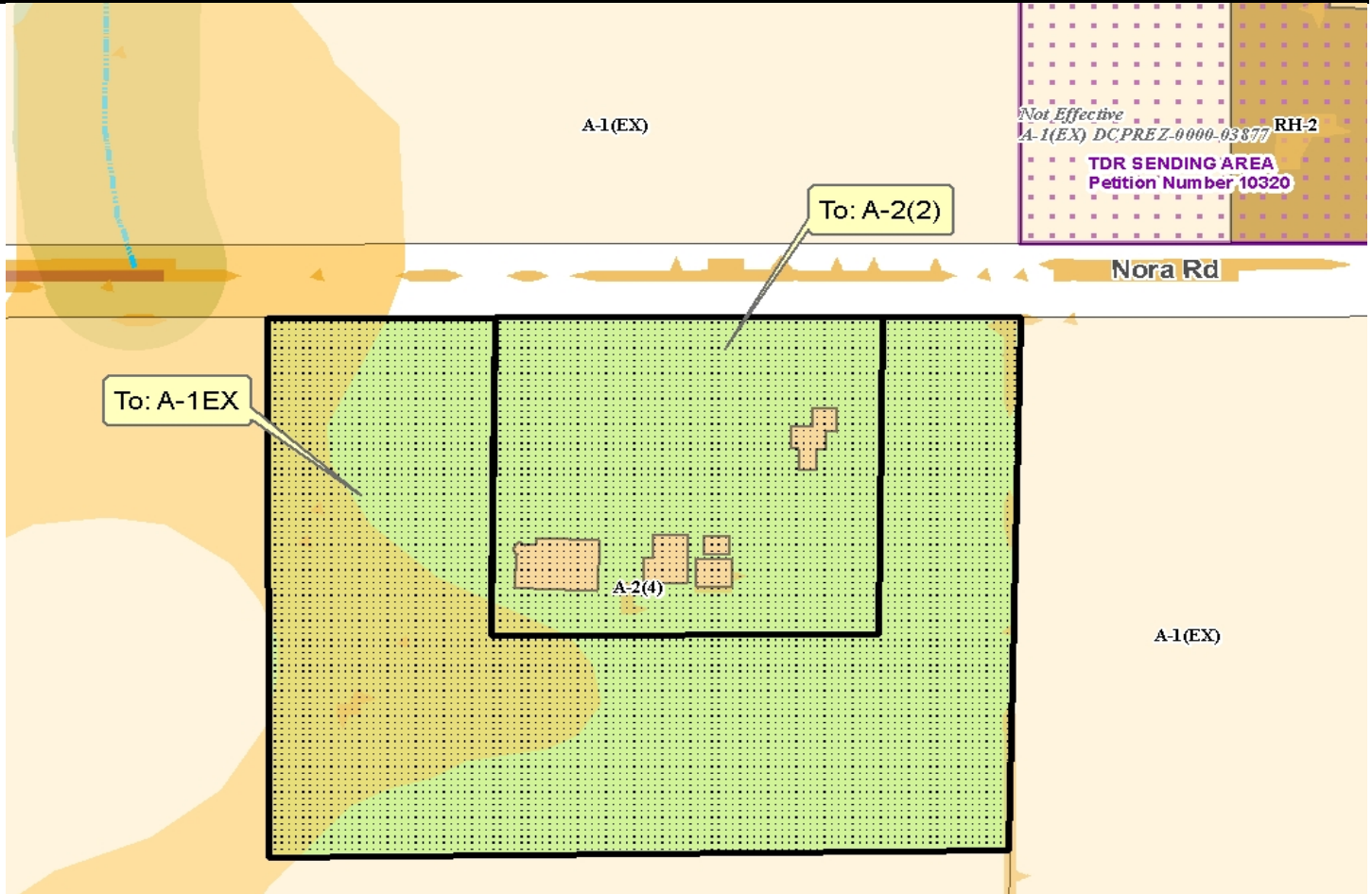




# Staff Report

<b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>June 28, 2016</b>	<i>Petition:</i> <b>Rezone 10991</b>
	<i>Zoning Amendment:</i> <b>A-2(4) Agriculture District to A-2(2) Agriculture District and A-1EX Exclusive Agriculture District</b>	<i>Town/sect:</i> <b>Cottage Grove Section 26</b>
	<i>Acres:</i> 2.06, 4.52 <i>Survey Req. Yes</i>	<i>Applicant</i> <b>Joseph M Conway JR</b>
	<i>Reason:</i> <b>Correct violation – reduce size of residential lot</b>	<i>Location:</i> <b>1923 Nora Road</b>



**DESCRIPTION:** Applicant proposes to correct a previous land division and zoning violation by rezoning a ~4.5 acre area from A-2(4) to A-1EX to match the owner’s zoning on adjoining land. The lot surrounding the existing residence would be rezoned to A-2(2). A new 2 lot CSM will be recorded to correct the land division violation. Lot 1 will encompass the existing residence and total over 2 net acres, and lot 2 will encompass a minimum 35 acres of land.

**OBSERVATIONS:** No sensitive environmental features observed. No new development proposed.

**TOWN PLAN:** The property is located in the town’s agricultural area.

**RESOURCE PROTECTION:** No resource protection corridors located on the property.

**STAFF:** The proposal is consistent with town plan policies and will bring the property into compliance with zoning and land division regulations. The property being zoned to A-1Exclusive will need to be incorporated into a certified survey map lot. Note that, if approved, the larger original “Dahl” farm will have one RDU remaining. The applicant proposes to then transfer this one RDU to a receiving area as part of a Transfer of Development Rights proposal under subsequent petition 10992.

**TOWN:** Approved.