



Staff Report

Public Hearing: **April 28, 2015**

Petition: **Rezone 10831**

Zoning Amendment:
A-1EX Exclusive Agriculture District to RH-2 Rural Homes District

Town/sect:
Cross Plains Section 07

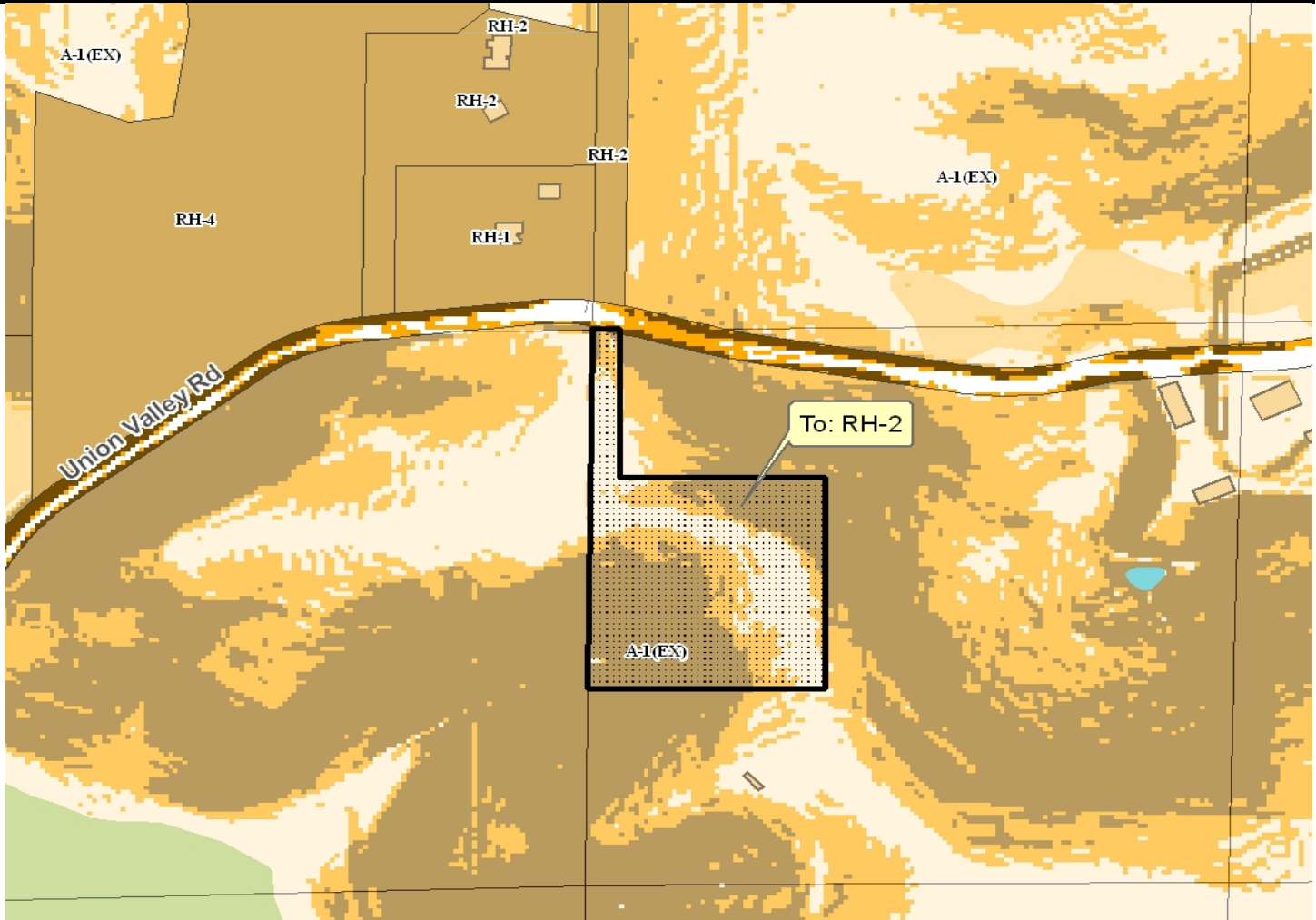
Acres: 6
Survey Req. Yes

Applicant
Scott Lee

Reason:
Creating one residential lot

Location:
9421 Union Valley Road

Zoning and Land Regulation Committee



DESCRIPTION: The applicant would like to create a residential lot on the 196-acre farm.

OBSERVATIONS: The proposed lot has slopes of approximately 30% grade over 50% of the lot. No other sensitive environmental features observed. The farm operation is located approximately 1000 feet to the east.

TOWN PLAN: The property is located in the Agricultural Preservation Area. There are 6 housing density rights available on the original farm as noted on the attached density study.

RESOURCE PROTECTION: Portions of the property are within a resource protection area due to slopes exceeding 20% grade. The house is proposed to be outside of the steep slope areas.

STAFF: The proposal meets the dimensional standards of the zoning district.

TOWN: Approved with no conditions.