
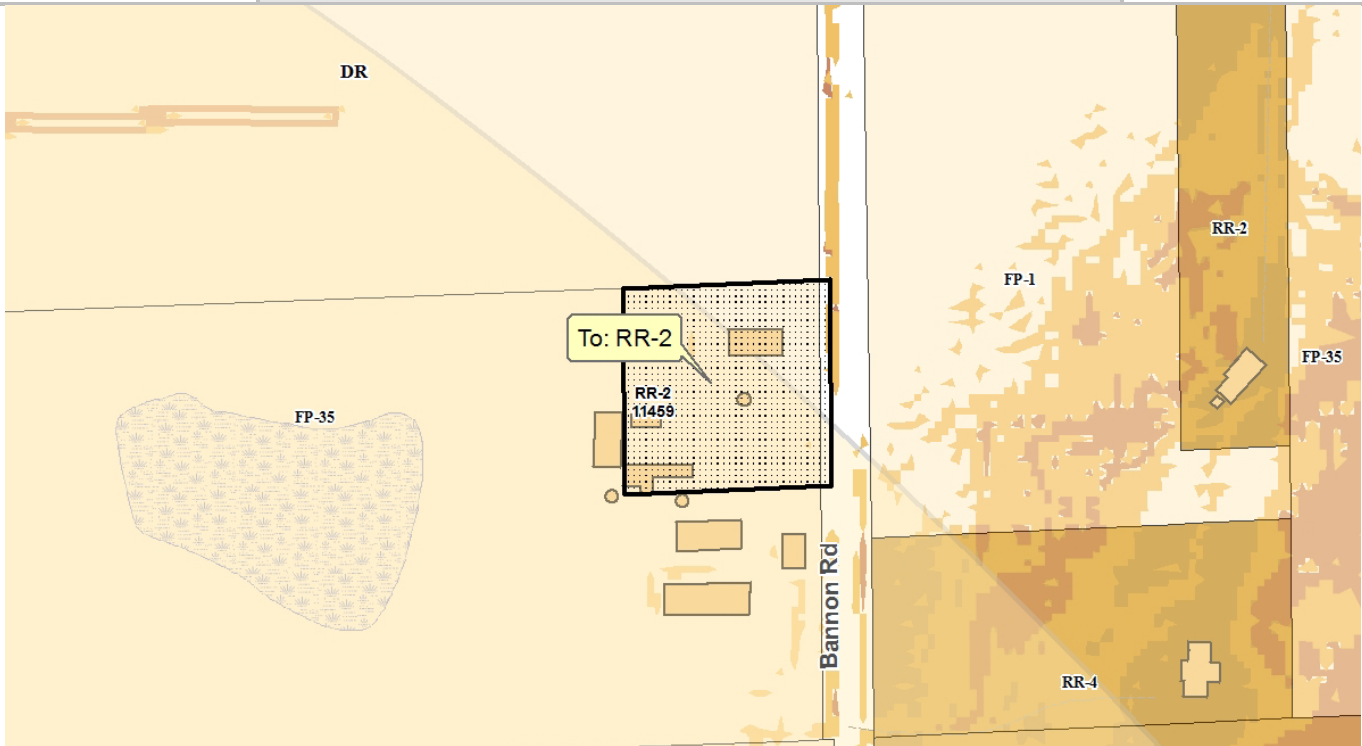


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p> <p>Questions? Contact Majid Allan at 267-2536.</p>	<p><i>Public Hearing:</i> August 27, 2019</p>	<p>Petition 11459</p>	
	<p><i>Zoning Amendment Requested:</i> FP-35 (General Farmland Preservation) District TO RR-2 (Rural Residential, 2 to 4 acres) District</p>	<p><i>Town/Section:</i> DEERFIELD, Section 14</p>	
	<p><i>Size:</i> 2 Acres</p>	<p><i>Survey Required:</i> Yes</p>	<p><i>Applicant:</i> BRENT BRATTLIE</p>
	<p><i>Reason for the request:</i> Creating one residential lot</p>		<p><i>Address:</i> 4107 BANNON ROAD</p>



DESCRIPTION: The applicant proposes to create a new 2-acre RR-2 zoned residential parcel on the ~12-acre farm unit.

OBSERVATIONS: Existing use of the property is agriculture, including several existing agricultural buildings. Surrounding land uses include agriculture/open space and scattered rural residences. No sensitive environmental features are observed.

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

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

STAFF: As indicated on the attached density study report, the property remains eligible for one possible split. The proposal appears consistent with town plan policies, which seek to locate new development away from productive agricultural land. Staff recommends that approval be conditioned on the following:

1. The applicant shall record a deed restriction on the balance of FP-35 zoned land from the original farm unit prohibiting further nonfarm development or division (tax parcels 071215480000, 071215195006, 071214385008, 071214380003, 071214296908, and 071214291903). The housing density rights have been exhausted.

TOWN: The Town Board approved the petition with no conditions.