
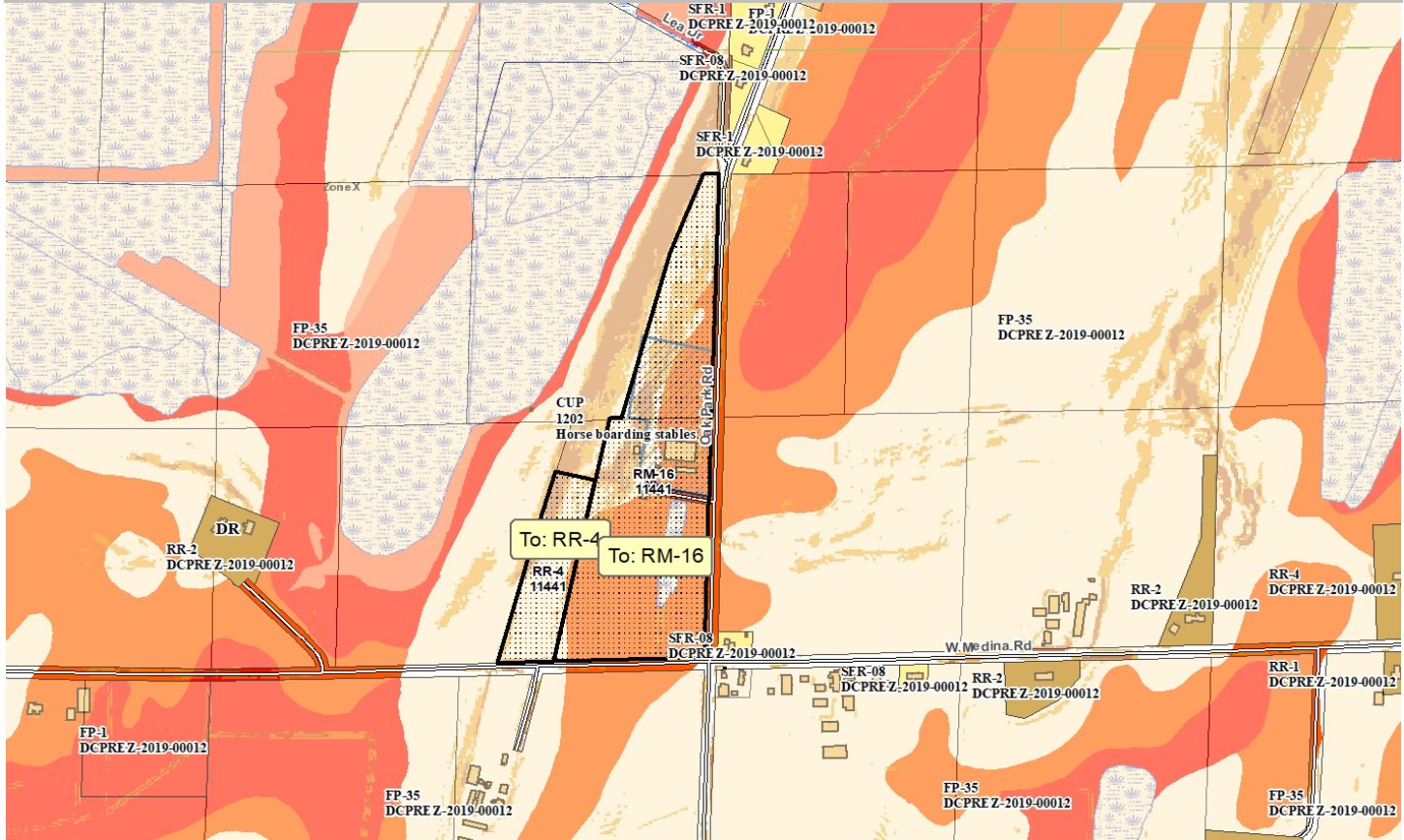
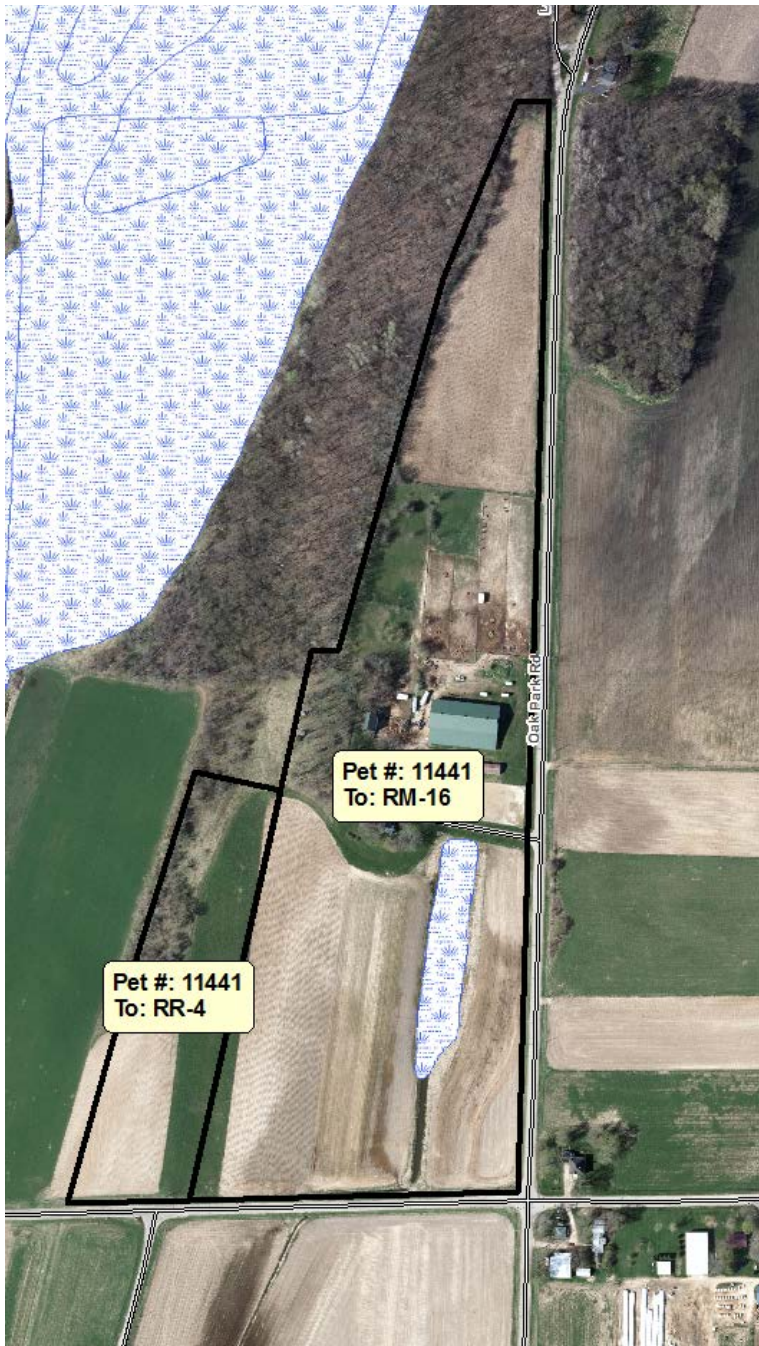


Staff Report  Zoning and Land Regulation Committee	Public Hearing: July 23, 2019	Petition 11441	
	Zoning Amendment Requested: FP-35 (General Farmland Preservation) District TO RM-16 (Rural Mixed-Use, 16 acres and up) District, FP-35 (General Farmland Preservation) District TO RR-4 (Rural Residential, 4 to 8 acres) District		Town/Section: MEDINA, Section 32
	Size: 30.7,7.2 Acres	Survey Required. Yes	Applicant DARCY L MULLINS
	Reason for the request: Creating two residential lots		Address: 4925 OAK PARK RD



DESCRIPTION: The applicant wishes to create two residential lots, one approximately 31 acres in size to be zoned RM-16 (Rural Mixed Use) and one approximately 7 acres in size to be rezoned to RR-4 (Rural Residential). There is an existing residential use on the larger lot.

OBSERVATIONS: The subject property is surrounded by mostly agricultural uses and some rural residential.



TOWN PLAN: The subject property is located in the *Agricultural Preservation Area* where development is limited to 1 density unit (a.k.a. “split”) per 35 acres of contiguous land owned as of February 4, 1981

RESOURCE PROTECTION: An area of wetlands existing, as well as potentially hydric soils (referred to as “hydric inclusions”), exist on the larger lot with existing structures.

STAFF: As indicated on the attached density study report, one possible split remains available to the property. Note that the town counts all residences toward the 1/35 density limitation, so this proposal uses both of the two development rights – one for the existing home on the 31 acre lot and one for the 7 acre residential lot.

The proposal is reasonably consistent with town plan policies and will exhaust the remaining splits on the property.

Staff recommends approval with the following condition:

1. Require the recording of a deed restriction on the balance of FP-35 zoned land from the original farm prohibiting further division or nonfarm development in accordance with town plan policies (parcel 0812-322-8000-4 and 0812-293-9770-7).

TOWN: The town of Medina approved petition 11441 with no conditions.

QUESTIONS? Contact Senior Planner Pam Andros at (608) 261-9780.