
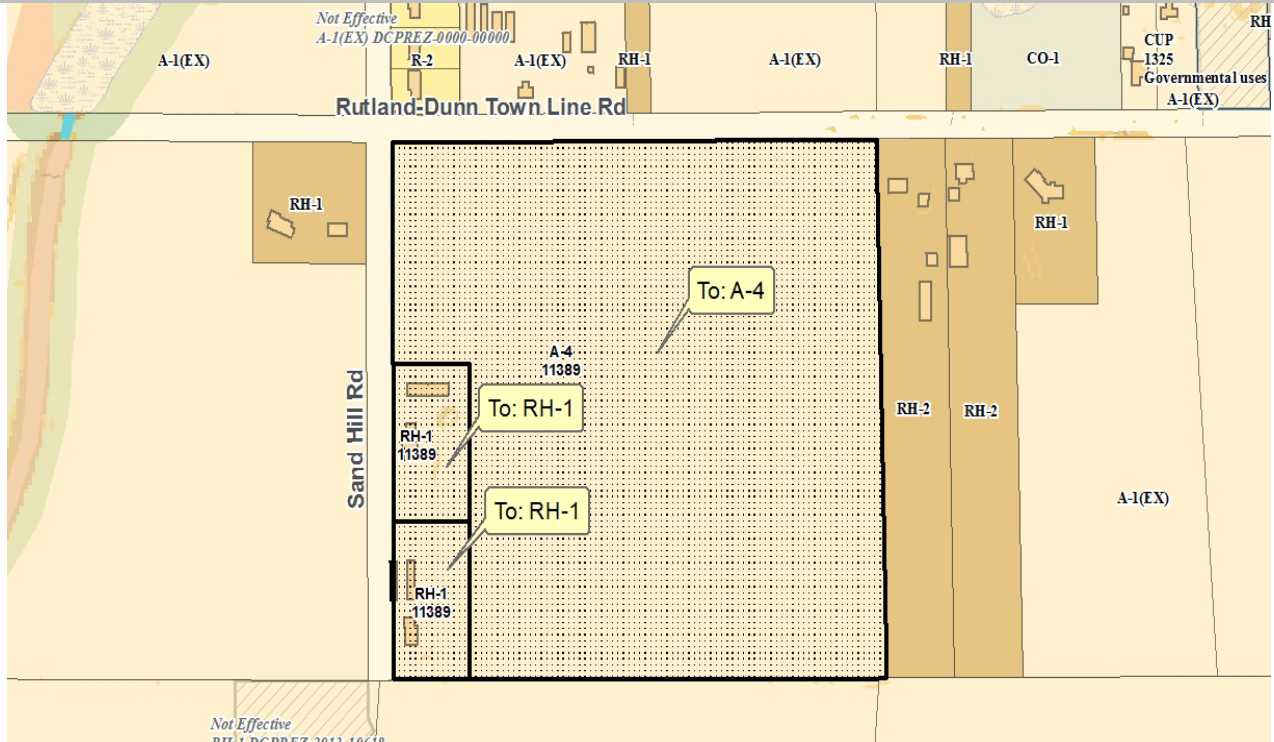


| | | | |
|---|---|------------------------------------|---|
| Staff Report  Zoning and Land Regulation Committee | <i>Public Hearing:</i> March 26, 2019 | Petition 11389 | |
| | <i>Zoning Amendment Requested:</i> A-1EX Agriculture District TO RH-1 Rural Homes District, A-1EX Agriculture District TO RH-1 Rural Homes District, A-1EX Agriculture District TO A-4 Agriculture District | | <i>Town/Section:</i> DUNN, Section 32 |
| | <i>Size:</i> 2.0,2.0,34.65 Acres | <i>Survey Required:</i> Yes | <i>Applicant:</i> GERALD G PLATT |
| | <i>Reason for the request:</i> Creating two residential lots | | <i>Address:</i> 1616 SAND HILL ROAD |



DESCRIPTION: Applicant proposes to separate two existing residences from the farm.

OBSERVATIONS: Surrounding land uses include agriculture / open space and rural residences. The property consists of 100% class I and II soils. No new development proposed. No sensitive environmental features present on the property.

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

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: As indicated on the attached density study report, the property was eligible for a total of 3 dwelling units under the town density policy. A total of 4 dwellings now existing on the original farm property, inclusive of the original farm residence on tax parcel 0610-323-8501-0. Since no new development will result from the requested rezoning and separation of the existing residences, the proposal appears reasonably consistent with town plan policies. Staff recommends that approval be conditioned on a deed restriction being recorded on the A-4 property prohibiting division or non-farm structural development.

3/25 ZLR: The Committee postponed the petition due to no town action.

TOWN: The Town Board approved the petition contingent upon a deed restriction be placed on the remaining lands (A-4) to prohibit residential development or land divisions, and limit the livestock to one animal unit per acre.