



Staff Report

Public Hearing: February 28, 2017

Petition: Rezone 11089
CUP 2369

Zoning Amendment:
RH-1 Rural Homes District to LC-1 Limited Commercial District

Town/sect:
Rutland
Section 07

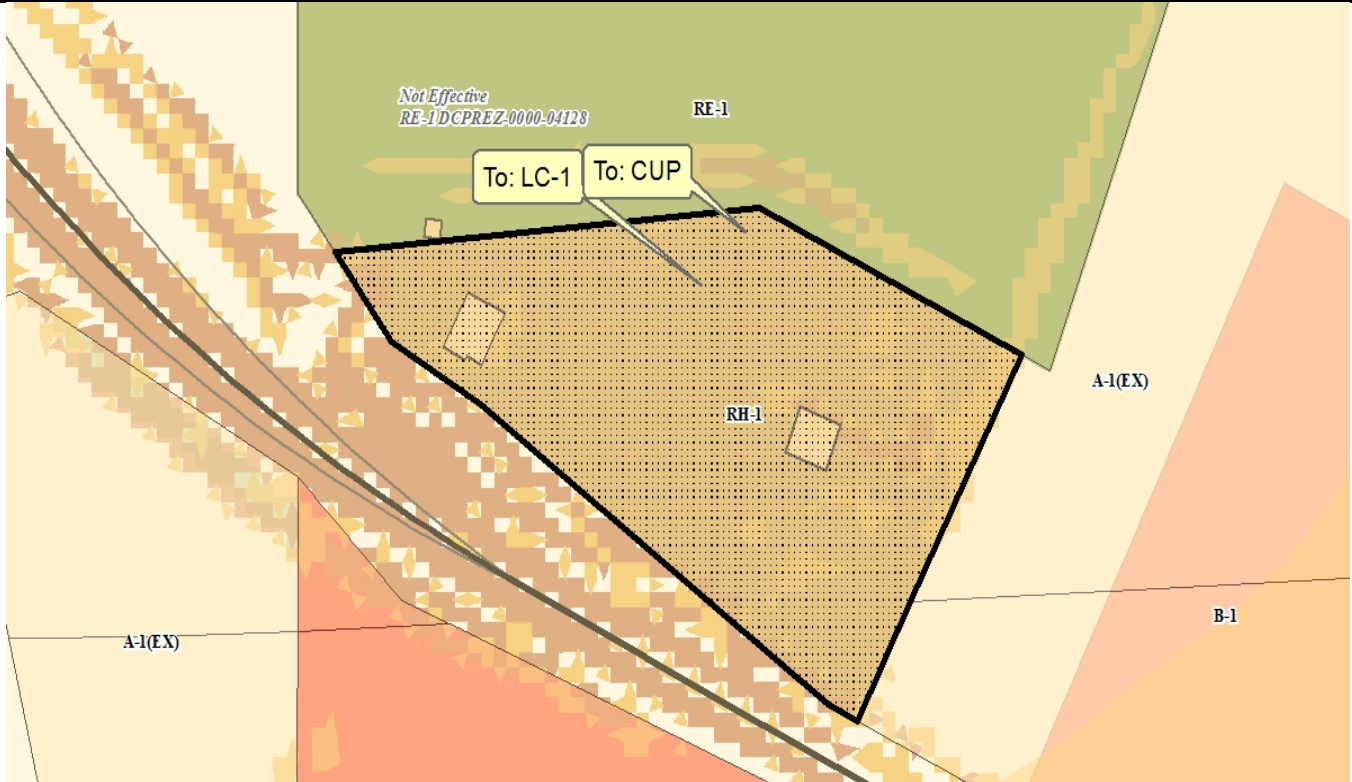
Zoning and Land Regulation Committee

Acres: 2.3
Survey Req. No

Applicant
John P Ziegler

Reason:
Change zoning to allow commercial uses on property
CUP Description: Residence for owner of the business

Location:
1256 US Highway 14



DESCRIPTION: Applicant requests a rezoning of the existing 2.3 acre RH-1 Rural Homes parcel located at 1256 US Highway 14 to LC-1 Limited Commercial to allow indoor storage of equipment and vehicles inside an existing accessory building on the property. Applicant also requests approval of a Conditional Use Permit for a “residence for the watchman or caretaker of the business” to accommodate the existing single family home.

OBSERVATIONS: No sensitive environmental features observed. No new structures proposed.

STATE HIGHWAY DEPT: The property currently allows residential access to the property. US Highway 14 is a controlled access highway. Any activity beyond the scope of residential will need prior approval by the State Highway Department for access onto US Highway 14. **UPDATE:** Highway Department has approved the revision to the access.

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: The proposal appears reasonably consistent with town plan policies. Staff recommends the property be deed restricted to limit allowable limited commercial uses exclusively to indoor storage of vehicles and equipment.

TOWN: Zoning Petition: Approved with a deed restriction limiting uses in the LC-1 district to “inside storage of business equipment only”.

Conditional Use Permit: Approved conditioned upon the business owner occupying the residence.