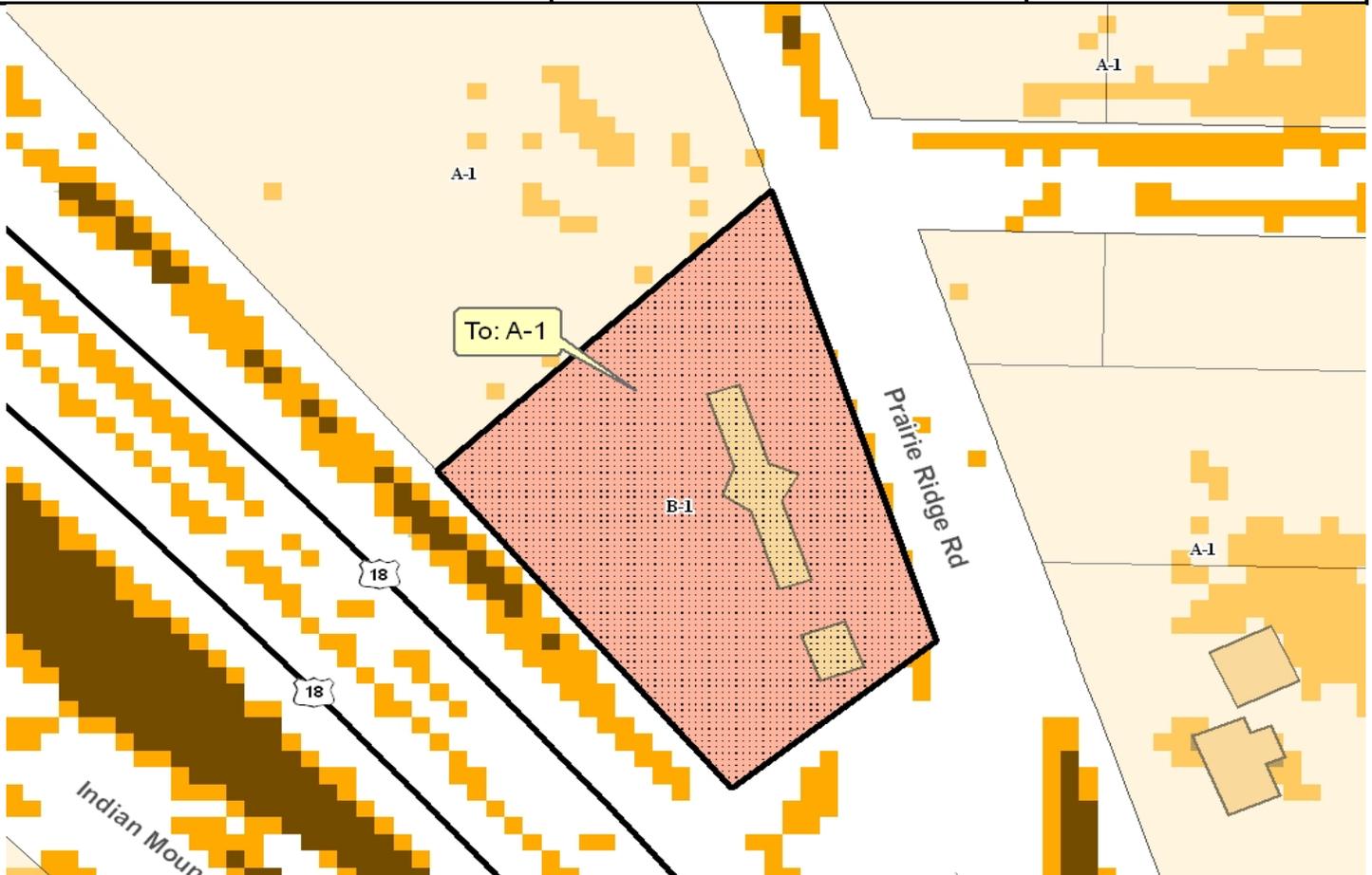




Staff Report

<i>Public Hearing:</i> September 23, 2014	<i>Petition:</i> Rezone 10747
<i>Zoning Amendment:</i> B-1 Business District to A-1 Agriculture District	<i>Town/sect:</i> Springdale Section 16
<i>Acres:</i> 2.0 <i>Survey Req. No</i>	<i>Applicant</i> Chris Fenne
<i>Reason:</i> Converting a commercial property into residential use	<i>Location:</i> 2581 Prairie Ridge Road

Zoning and Land Regulation Committee



DESCRIPTION: The applicant proposes to rezone an existing B-1 parcel to A-1 to bring the existing building into zoning compliance.

OBSERVATIONS: There is an existing structure and outbuilding on the property. The building was previously used as a 6-room motel that was owner occupied. The new owner would like to use the building just as a single family residence. The property is located along Highway 18/151 and is subject to the Noise Control Overlay district (NCO). Under the NCO, residence are prohibited within 200 feet of the divided highway or within areas that have a noise volume higher than 67 decibels. In speaking with the State DOT, this area has a noise volume of 57 decibels with future predictions of 58 decibels.

TOWN PLAN: The town plan designates the property as “residential” on the future land use plan map.

RESOURCE PROTECTION: There are no areas of resource protection corridor located on the property.

STAFF: The proposal meets the dimensional standards of the zoning district. The DOT assessment of the property appear to meet the Noise Overlay District standards.

TOWN: Pending.