
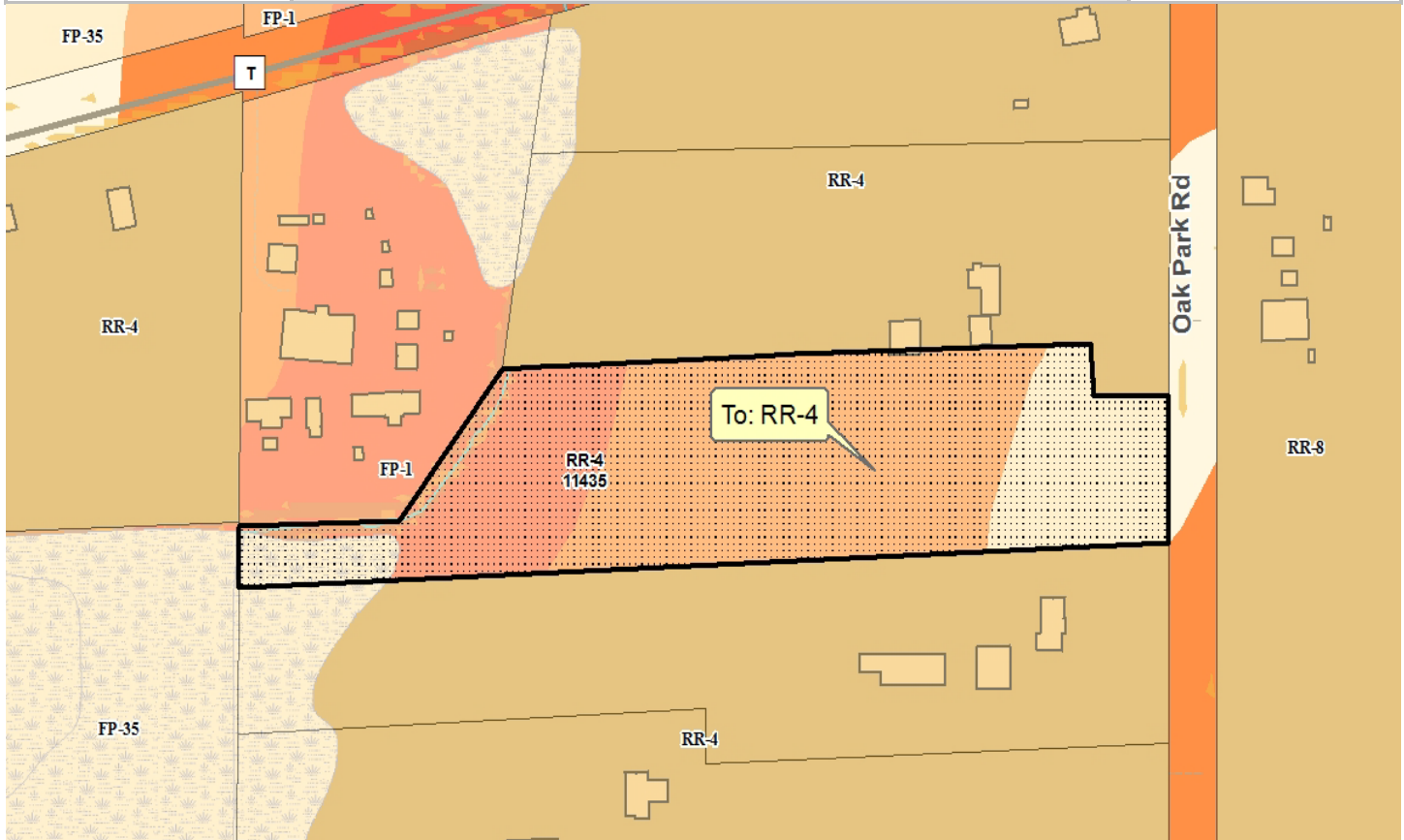


Staff Report  Zoning and Land Regulation Committee Questions? Contact: Pam Andros: 261-9780	Public Hearing: July 23, 2019	Petition 11435
	Zoning Amendment Requested: FP-1 (Small Lot Farmland Preservation) District TO RR-4 (Rural Residential, 4 to 8 acres) District	Town/Section: MEDINA, Section 16
	Size: 6.32 Acres	Survey Required. No
	Reason for the request: Creating one residential lot	
		Address: SOUTH OF 5717 OAK PARK RD



DESCRIPTION: The applicant wishes to rezone a 6.3 acre lot from FP-1 (Farmland Preservation) to RR-4 (Rural Residential), in order to build a residence.

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



TOWN PLAN: The subject property is in the *Agriculture Preservation* land use district of the town comprehensive plan.

RESOURCE PROTECTION: Hydric soils are found on the parcel, but there is enough space on the eastern portion of the lot, along Oak Park Rd, that will provide buildable area.

STAFF: This 6 acre lot was legally created by Certified Survey Map prior to the date the town adopted ag exclusive zoning (2/4/1981), therefore no development right is required to rezone for a residence. The proposal is consistent with the county plan. Staff recommends approval with a condition requiring a deed restriction be recorded on the property limiting livestock in accordance with the town of Medina animal restrictions.

TOWN: The town approved this petition, with a condition that the town of Medina animal restrictions apply.