
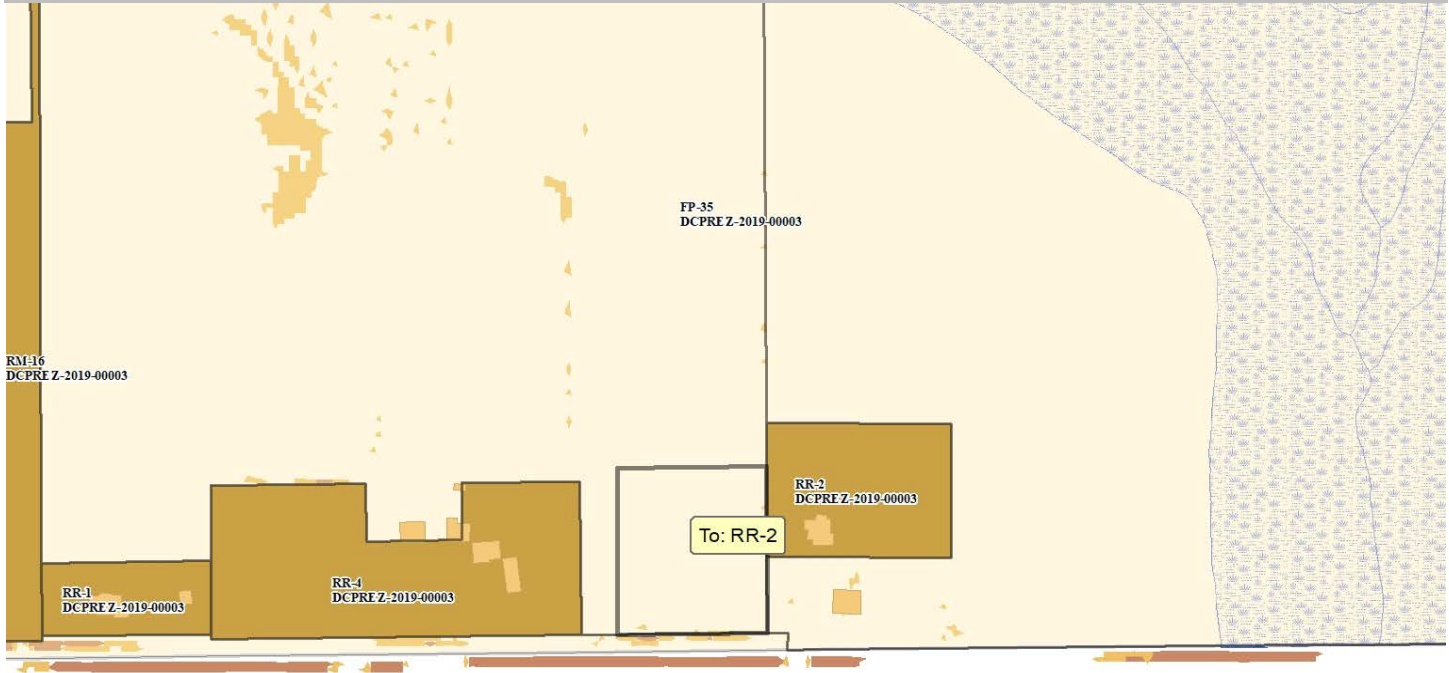


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>  <b>Questions? Contact:</b> <b>Majid Allan – 267-2536</b>	<i>Public Hearing:</i> <b>February 25, 2020</b>	<b>Petition 11514</b>	
	<i>Zoning Amendment Requested:</i> <b>FP-35 (General Farmland Preservation) District TO RR-2 (Rural Residential, 2-4 acres) District</b>	<i>Town/Section:</i> <b>ALBION, Section 33</b>	
	<i>Size:</i> <b>2.0 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>DOERR TR</b>
	<i>Reason for the request:</i> <b>Creating one residential lot</b>		<i>Address:</i> <b>WEST OF 10 COUNTY HIGHWAY N</b>



**DESCRIPTION:** Applicant proposes to create a new 2.0 acre RR-2 (Rural Residential) parcel for future new development.

**OBSERVATIONS:** The current land use of the property is agricultural. Surrounding land uses are rural residential and agricultural / open space. An existing tree line runs along the easterly boundary of the proposed RR-1 lot and the property is comprised of 95% class II soils. No significant environmental features observed. A county highway access permit will be required for any new access onto County Highway N.

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

**RESOURCE PROTECTION:** No resource protection corridors on the subject property.

**STAFF:** As indicated in the attached density study report, the property remains eligible for two housing density units or “splits”. If the petition is approved, it appears one possible split will remain available to the property. Staff discussed future options for utilizing the final split on the property given the layout of the property. Staff recommends approval.

**TOWN:** The Town Board approved the petition with no conditions.