

**Staff Report**



**Zoning and  
Land Regulation  
Committee**

**Questions? Contact:  
Majid Allan – 267-2536**

*Public Hearing:* **September 24, 2019**

*Zoning Amendment Requested:*

**FP-1 (Small Lot Farmland Preservation) District TO FP-35 (General Farmland Preservation) District and RR-2 (Rural Residential, 2 to 4 acres) District, and RM-16 (Rural Mixed-Use, 16 acres and up) District TO FP-35 (General Farmland Preservation) District**

*Size:* **10,2.5,35.31 Acres**

*Survey Required:* **Yes**

*Reason for the request:*

**Shifting of property lines between adjacent land owners**

**Petition 11476**

*Town/Section:*

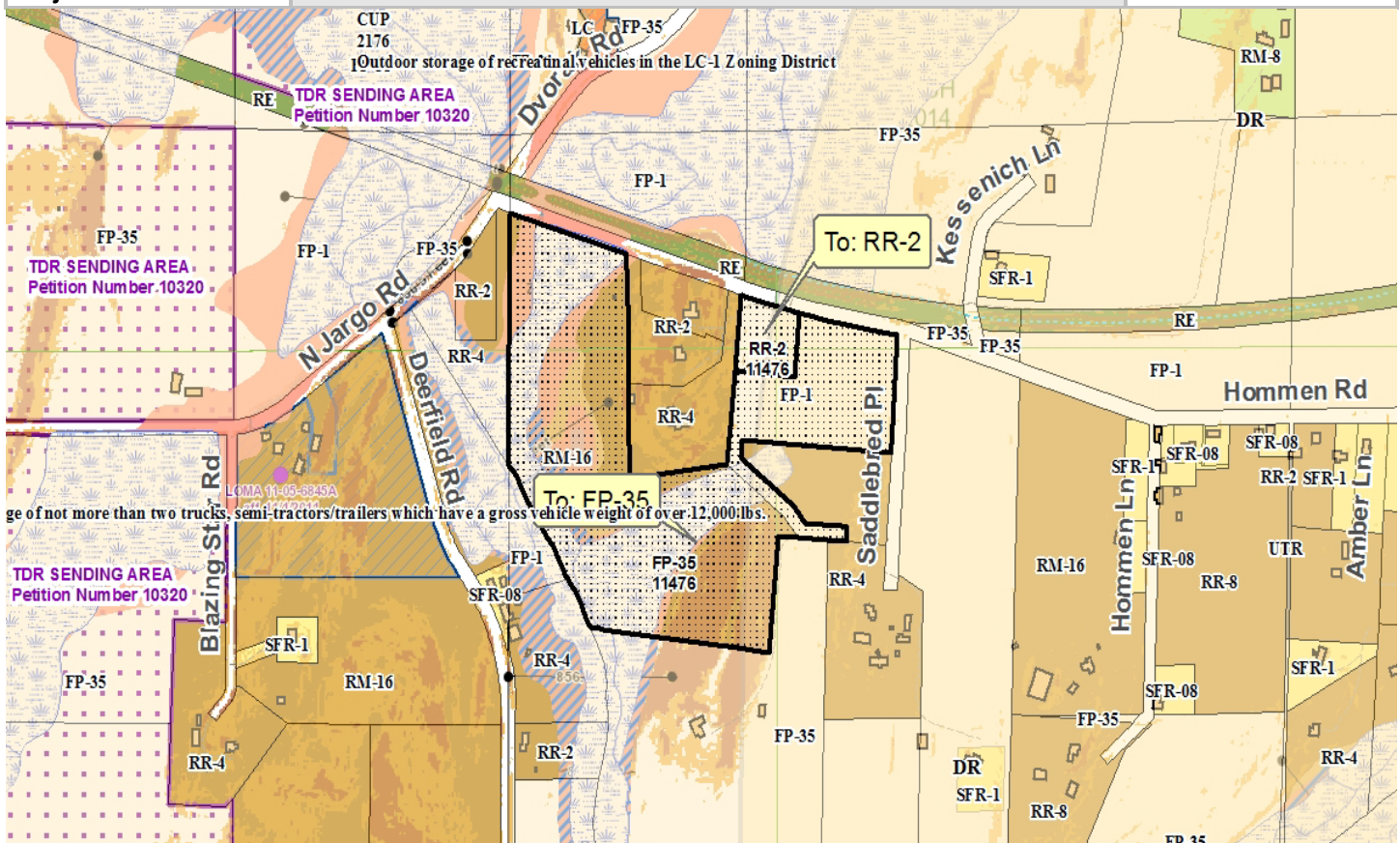
**DEERFIELD, Section 19**

*Applicant*

**MANNING JT REV TR,  
MARK & FREDRICKA**

*Address:*

**1515 HOMMEN RD**



**DESCRIPTION:** Applicant proposes to modify the boundaries between adjoining parcels. The reconfiguration of parcel boundaries would have the net effect of relocating a building site from an existing large RM-16 zoned parcel to a smaller 2.3 acre parcel that would be rezoned from FP-1 to RR-2. The proposal would not result in any additional development potential that currently allowed under the existing zoning and parcel configuration.

**OBSERVATIONS:** Current uses of the subject property are open space / wetlands, and agriculture. Surrounding land uses include agriculture / open space and rural residential. There are wetland present on the property slated for FP-35 zoning. No sensitive environmental features observed on the proposed RR-2 parcel.

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

**RESOURCE PROTECTION:** A large area of resource protection corridor associated with mapped floodplain, wetlands and wetland buffer area is present on the westerly 2/3 of the property that is slated for FP-35 zoning. No area of resource protection corridor on the proposed RR-2 building site.

**STAFF:** The proposed reconfiguration of property boundaries appears reasonably consistent with town plan policies. Allowing the building site to be moved from the current RM-16 parcel to the smaller 2.3 acre RR-2 parcel would avoid

potentially disturbing the environmentally sensitive areas present on the property. If approved, staff recommends that the FP-35 parcel be deed restricted to prohibit nonfarm development.

**SEPTEMBER 24<sup>TH</sup> ZLR MEETING:** The petition was postponed due to no town action.

**TOWN:** The Town Board approved the petition with Staff's suggested condition.

**STAFF UPDATE:** If approved, Staff suggests that the FP-35 lands be deed restricted to prohibit non-farm development due to the housing density rights being exhausted for the original farm.