



Staff Report

Public Hearing: **May 26, 2015**

Petition: **Rezone 10846**

Zoning Amendment:
A-1EX Exclusive Agriculture District to R-1A Residence District and RH-1 Rural Homes District

Town/sect:
Dunn Section 17

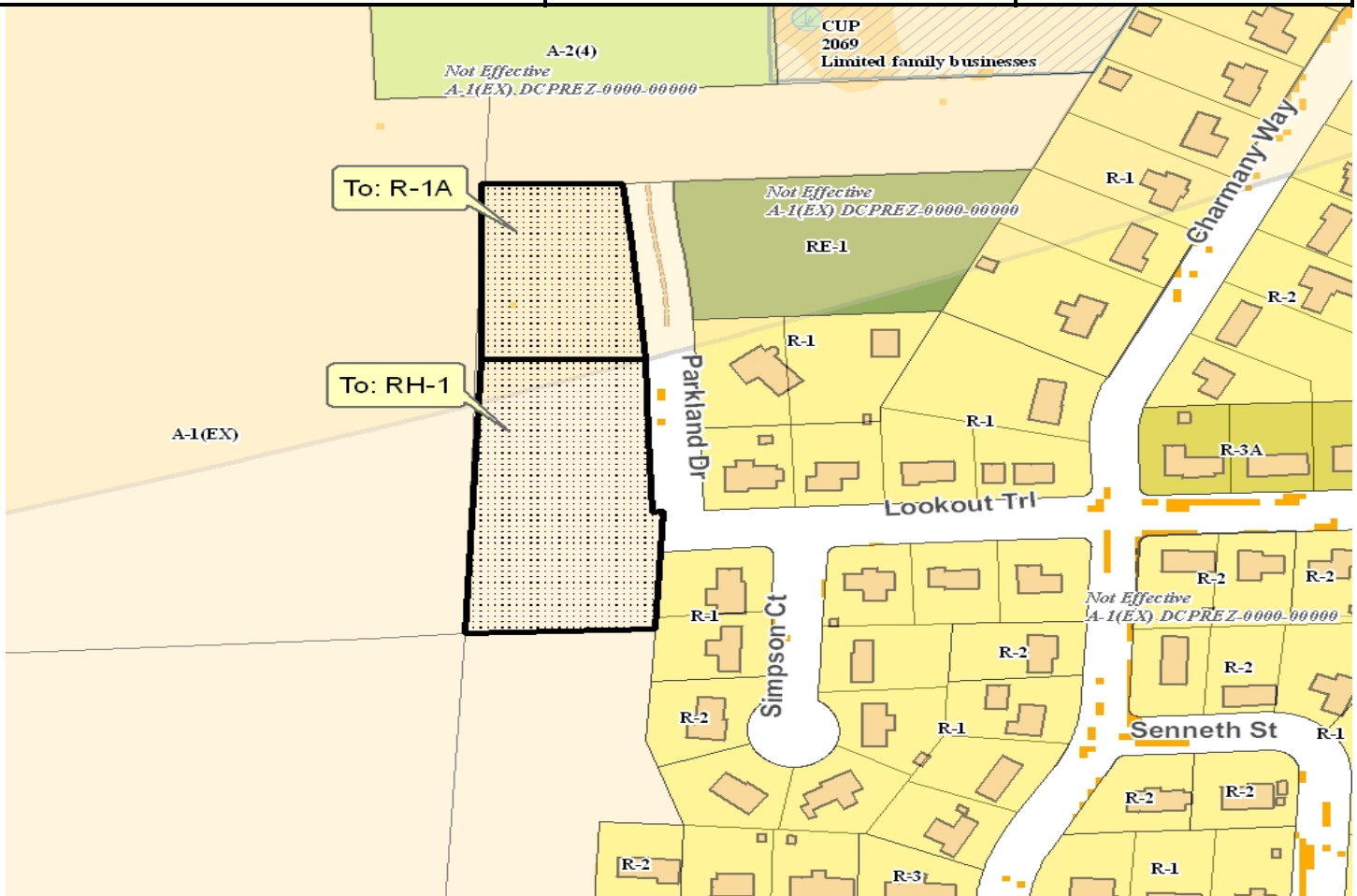
Acres: 1.3, 2.0
Survey Req. Yes

Applicant
Simpson LE, Hattie M

Reason:
Creating two residential lots

Location:
West side of Parkland Drive

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to create two new residential parcels.

OBSERVATIONS: Property consists of 100% class II soils. No significant environmental features observed.

RESOURCE PROTECTION: There are no resource protection corridors located on the property.

STAFF: As indicated on the attached density study report, the property remains eligible for 2 splits for new development, plus a future building site on the remaining farm parcel. Proposal appears reasonably consistent with town plan policies for siting of new residential lots. If the petition is approved, no further land divisions will be available to the property. Staff recommends the balance of lands be deed restricted to prohibit further *land divisions*.

TOWN: Approved conditioned upon a certified survey map being created for the lots.