



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **November 24, 2015**

Zoning Amendment:
**A-1EX Exclusive Agriculture
District to RH-2 Rural Homes
District**

Acres: 4.631
Survey Req. Yes

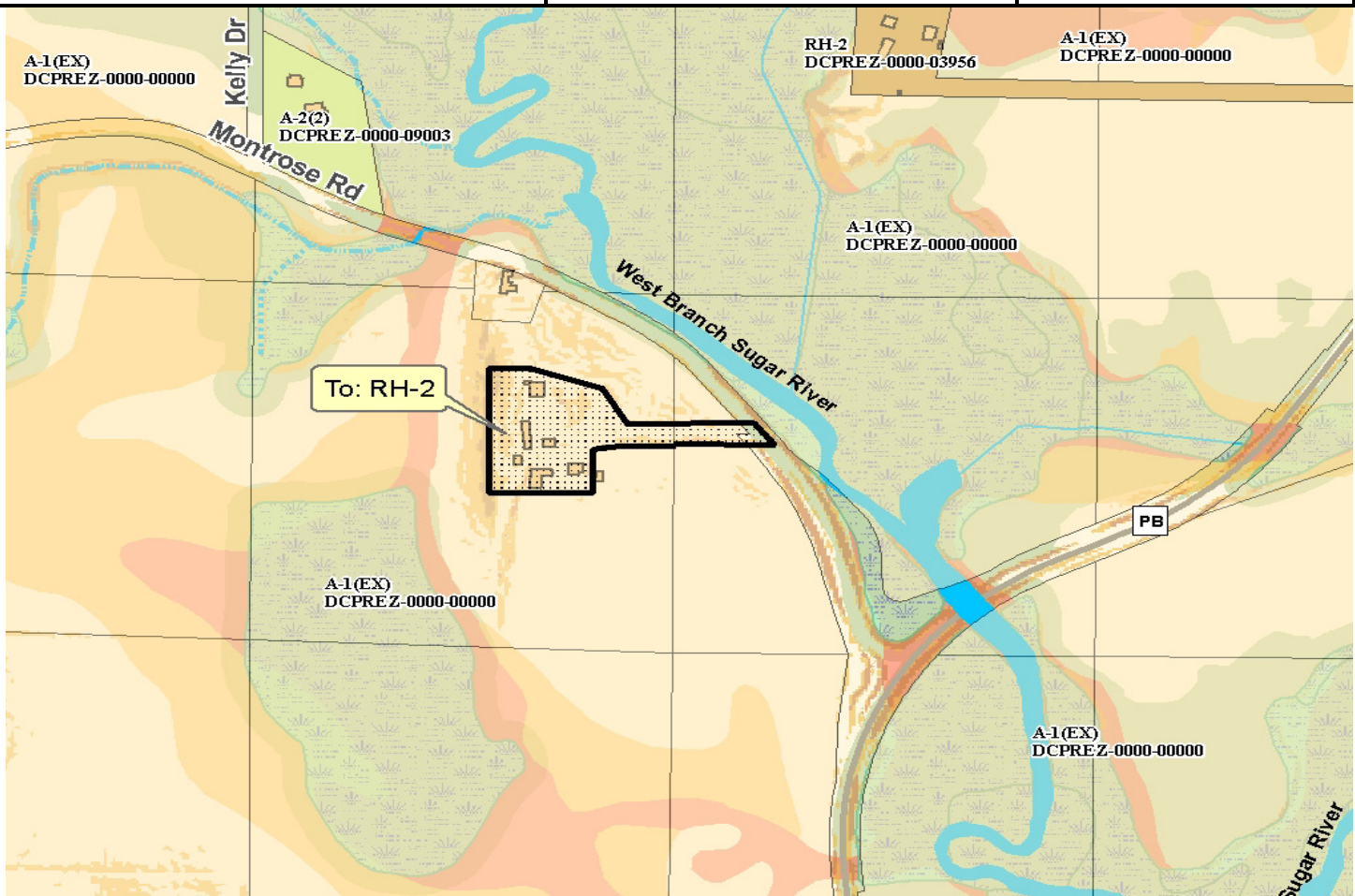
Reason:
**Separating existing residence
from farmland**

Petition: **Rezone 10917**

Town/sect:
**Montrose
Section 29**

Applicant
**Glenn & Elaine Morrick
REV Trust**

Location:
7379 Montrose Road



DESCRIPTION: The applicant would like to separate the residence and outbuildings from the 153-acre farm.

OBSERVATIONS: There are two residential dwellings on the property as well as various out buildings. The buildings will take up 8% of the proposed lot. The second residence will stay with the remaining farmland. No sensitive environmental features observed.

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

RESOURCE PROTECTION: No resource protection corridors located on the proposed lot.

STAFF: The proposal is consistent with town plan policies. As indicated on the attached density study report, the property will remain eligible for six (6) possible splits upon approval of the current petition.

Staff suggests that a joint driveway agreement and shared well/septic agreement be created to avoid future issue with the separate parcels.

TOWN: Approved this no conditions.