



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **July 25, 2017**

Zoning Amendment:
A-1EX Agriculture District TO RH-1 Rural Homes District

Acres: 13
Survey Req. Yes

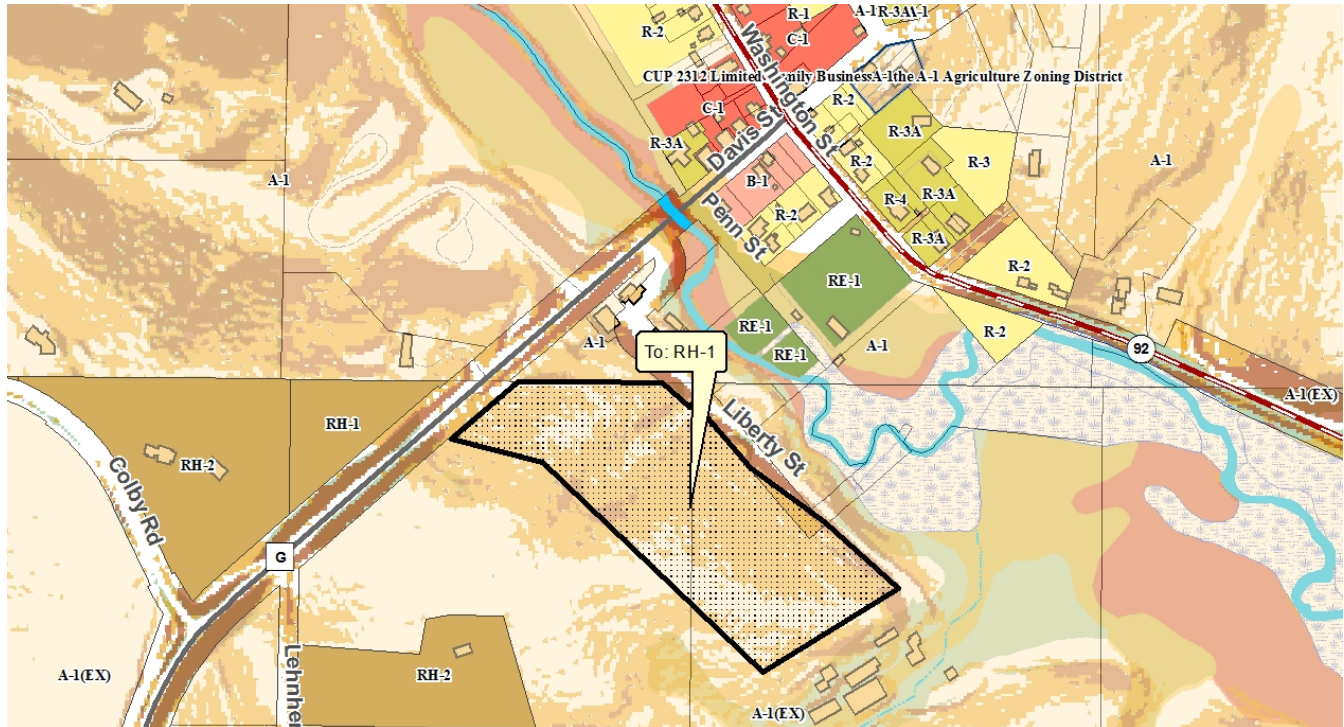
Reason:
4 residential lots

Petition: **Petition 11168**

Town/sect:
PRIMROSE, Section 3

Applicant
HAACK TR

Location:
1582 LIBERTY ST.



DESCRIPTION: Applicant would like to create 4 residential lots fronting on Liberty St. The proposal would also include an adjustment to an area of the currently dedicated, but unimproved right-of-way (ROW) for Liberty Street in order to place the ROW in areas that are less steeply sloped. The applicant is also proposing a shared driveway access easement agreement because the realignment will result in a portion of the existing Haack farm private driveway being located within the Liberty Street ROW.

OBSERVATIONS: The subject property is just across Mt. Vernon Creek from the hamlet of Mt. Vernon on the edge between residential/commercial uses and a larger area of ag use.

TOWN PLAN: The property is in the Agricultural Preservation Area and is subject to the Town of Primrose density policy. The town policy includes two options based on whether or not a given proposal satisfies the town's residential siting criteria and standards. It appears the proposal would qualify for density "option A", which allows for 1 dwelling unit per 35 acres of land owned as of 4/28/81. The plan also requires town approval of a site plan for the proposed development.

RESOURCE PROTECTION: No resource protection corridors are present on the property.

STAFF: The proposal appears reasonably consistent with town plan policies. The applicant has provided information demonstrating that the property does not have a history of being cropped, which is one of the town's primary residential siting standards. The proposal would exhaust the density units on the farm. In accordance with town plan policies, the balance of the A-1(EX) property should be deed restricted to prohibit further development. Staff also recommends that a shared driveway access easement agreement be recorded between adjoining land owners.

7/25 ZLR: The petition was postponed due to no town action and concerns regarding stormwater and traffic.

TOWN: Approved with no conditions.

STAFF UPDATE: The stormwater will be collected by a swale along Liberty Street. There will be no impacts on neighboring properties. The additional 4 houses will generate approximately 40 vehicle trips per day which will have a minimal impact on the neighboring area.