



Staff Report

Public Hearing: **March 27, 2018**

Petition: **Petition 11263**

Zoning Amendment:
A-1EX Agriculture District TO RH-2 Rural Homes District

Town/sect:
**PLEASANT SPRINGS,
Section 11**

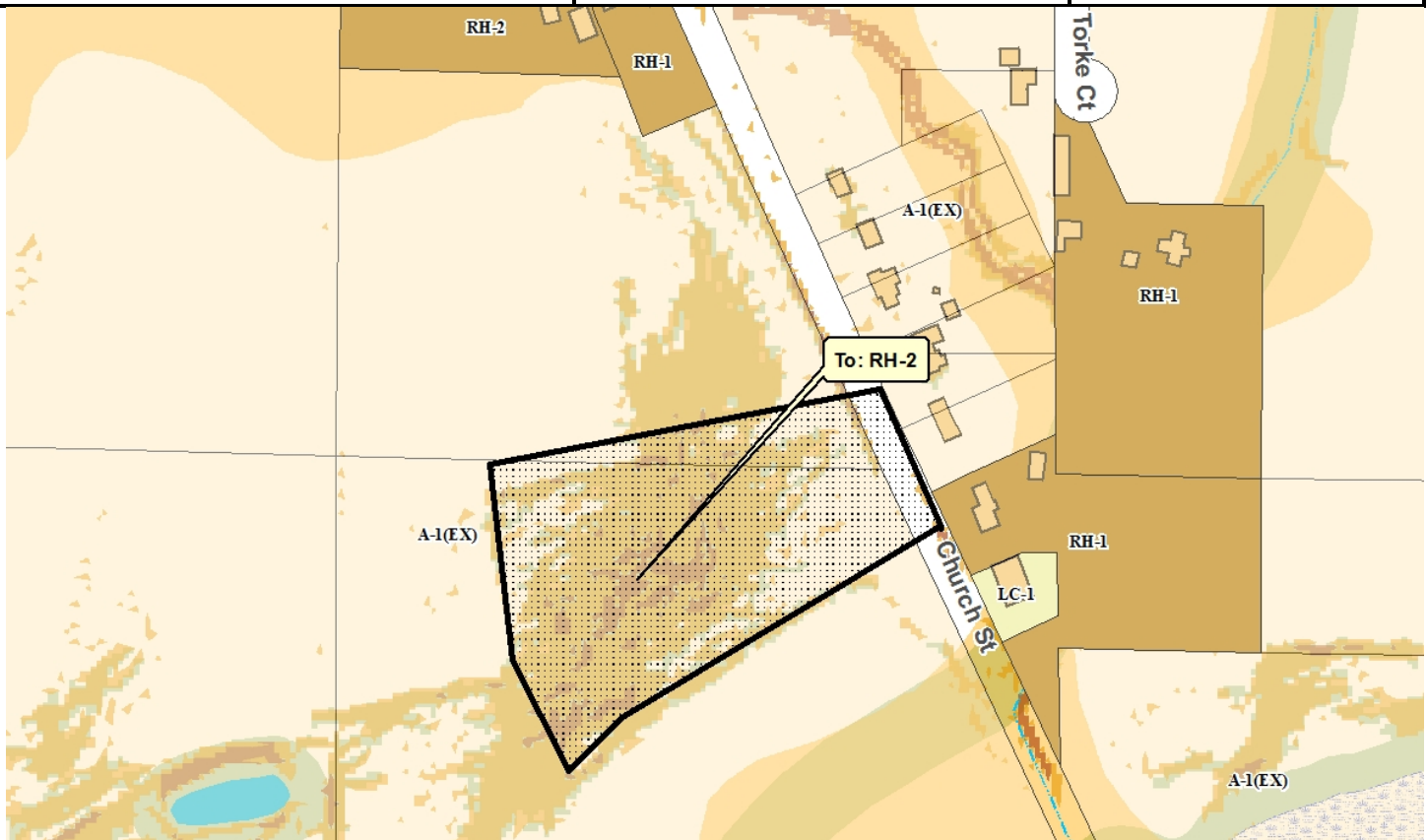
Acres: 7.5
Survey Req. Yes

Applicant
**TOM & DONNA SAYRE
FARMS LLC**

Reason:
Creating one residential lot

Location:
WEST OF CHURCH ST

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to create one new residential lot for new development.

OBSERVATIONS: The property consists of 100% woodland. Surrounding land uses include agriculture / open space and rural residential uses. An area of steep slope topography over 12% grade is located across the center of the proposed new parcel.

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

RESOURCE PROTECTION: An area of resource protection corridor associated with the steep slope topography is located on the property. There are several suitable building areas outside of the steep sloped area.

STAFF: Town plan policies "strongly discourage" any new development on slopes exceeding 12% grade. Provided any development occurs outside of the steep slope topography, the proposal appears reasonably consistent with town plan policies. As indicated on the attached density study report, the property remains eligible for two possible splits. Companion petition 11264 proposes one additional new residential lot from the original farm.

Staff recommends the following condition of approval:

1. Require the final Certified Survey Map to depict building envelope area(s) located outside of the 12% and greater slopes.

TOWN: Approved, with conditions: Deed restrict RH-2 parcel to no further residential development. A Certified Survey Map (CSM) required for rezoned RH-2 parcel. CSM to capture RH-2 driveway placement as noted on the town driveway permit. CSM to be approved and recorded. If CSM is not recorded the zoning becomes null and void.