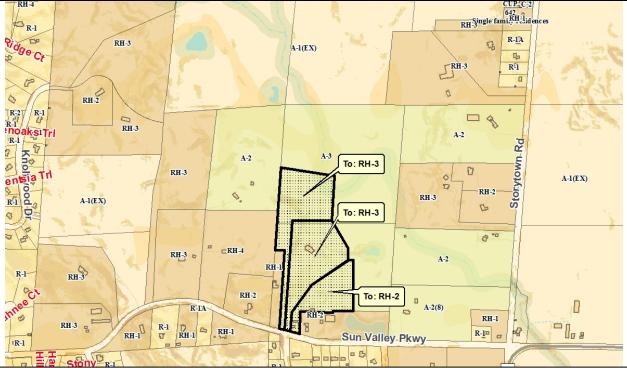
ATT OF	Public Hearing: June 26, 2018	Petition: Petition 11298
Staff Report	Zoning Amendment.	Town/sect: OREGON, Section 5
	A-3 Agriculture District TO RH-2 Rural Homes District and RH-3	
	Rural Homes District	
Zoning and Land Regulation Committee	Acres: 6.0,20 Survey Reg. Yes	Applicant WILLIAM C CUMMINGS
	Reason:	
	Creating three residential lots	Location: 6060 SUN VALLEY
		PKWY



**DESCRIPTION**: The petitioner owns approximately 70 acres of land. He would like to rezone 6 acres to RH-2 and 20 acres to RH-3 to create three single-family residential lots. One of these lots will be for the existing residence on the property.

**OBSERVATIONS:** The cropped fields on the property consists of Class I and Class II prime soils. The GIS information identifies that a drainage swale crosses into the proposed northerly lot; however, the drainage swale does not appear to be navigable. There are two small pockets of possible wetlands within the proposed lot area. These areas should be researched prior to development.

**ETJ:** The property is within the City of Fitchburg's extra-territorial jurisdiction. Any land division will need the City's approval.

**TOWN PLAN**: The property falls within a Rural Preservation II area in the *Town of Oregon Comprehensive Plan*. Residential density is limited to one unit per 35 acres owned as of January 5, 1995. If Petition 11298 is approved, this will <u>exhaust</u> the development potential of the 68-acre farm. (See density study report.)

**RESOURCE PROTECTION**: The Town designates wetland and shoreland areas as resource protection areas. The potential wetland areas will need to be explored prior to development.

**STAFF:** The proposal meets the dimensional standards of the zoning districts and appears consistent with the Town Plan policies. If approved, Staff suggests that a deed restriction be placed on the remaining A-3 zoned area to prohibit residential development due to the housing density rights being exhausted for the property.

**TOWN:** The Town Board approved the petition with no conditions.