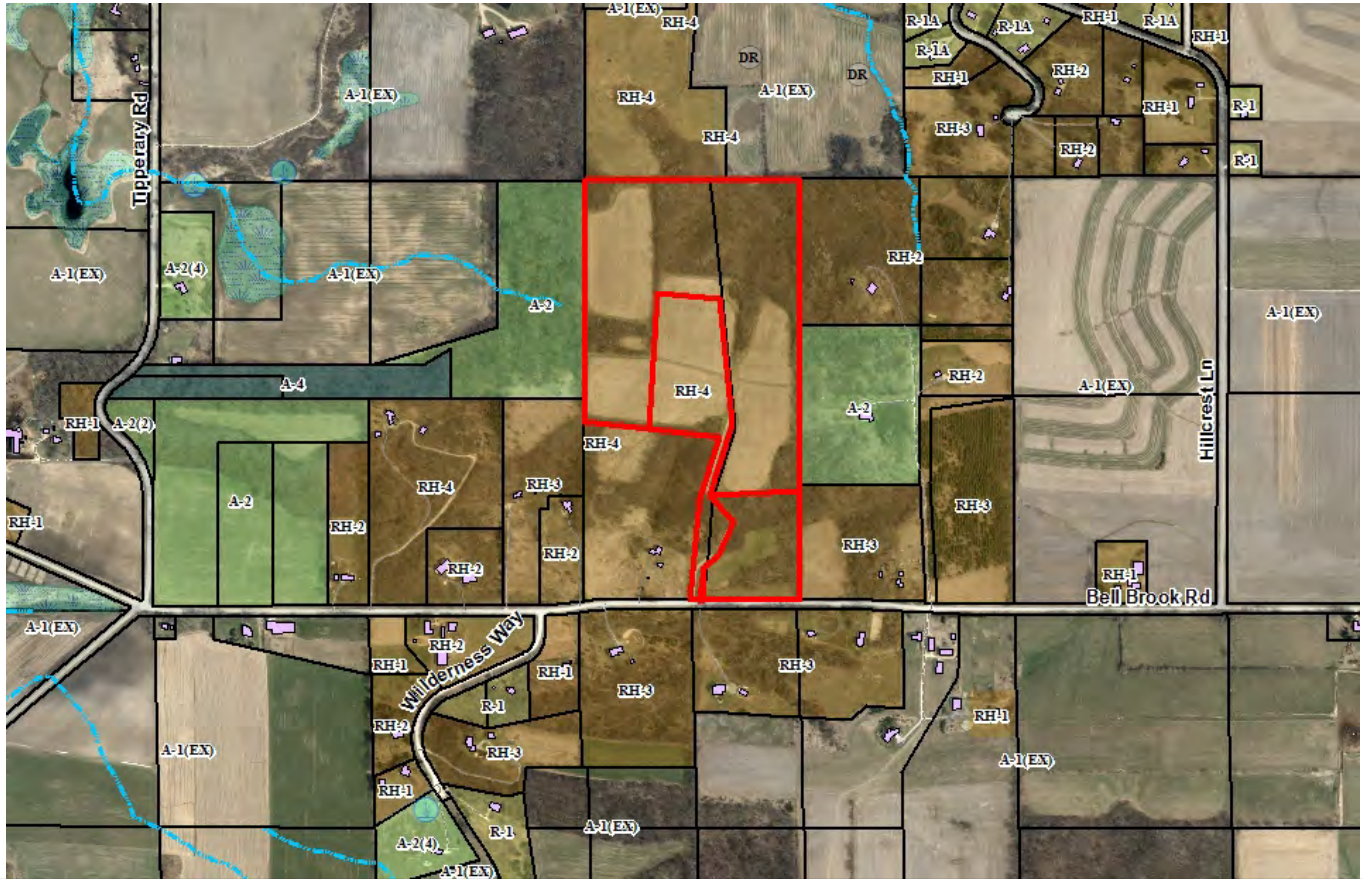


# Petition DCPREZ-2017-11145



**DESCRIPTION:** The landowner would like to reduce the size of 2 residential lots which cover 61 acres. There will be one 11-acre lot and a 7.5-acre lot. The remaining 42.7 acres will be rezoned strictly for agricultural purposes.

**ORIGINAL FARM:** The property is part of the original 79.5-acre farm owned by John McCormick. The property rezoned to Rural Homes (RH) in 2005 under Zoning Petition 9156. The existing farm residence was separated from the farmland and the two residential lots created. A deed notice was placed on the property to prohibit further residential development.

**SURROUNDINGS:** The surrounding land use primarily consists of large-lot residential development. The lots range from 5 to 20 acres in size.

**SOILS:** The soil mainly consists of Westville Silt Loam and Whalan Silt Loam. There is a ribbon of Class II soils at the highest point of the property (middle of the property that is currently cropped).

**ENVIRONMENTAL:** The property rises from Bell Brook Road with slopes of 20% to an elevation of 1080 which is located in the middle of the property. The rear of the property slopes down on 10-15% slopes. No sensitive environmental features observed.

**TOWN PLAN:** The property is located in the Rural Preservation Area. Housing density limits have been established under Zoning Petition 9156.

**STAFF:** The proposal meets the dimensional standards of the zoning districts and appears to meet Town Plan policies. It is suggested to place a deed restriction on the A-1Ex lot to prohibit residential development due to the housing density rights being exhausted on the original farm. The proposed configuration of the lot is very irregular while the majority of the lots in this area are rectangular shape. The southerly portion of Lot 2 should be reconfigured into a more rectangular pattern.

