

## SECTION IV

**III. Final Staff Comments and Recommendation-** The proposed text amendment was prepared as a Special Exception/Site Plan Review at the request of the Planning Board at its January 14, 2014 meeting. The focus of the proposed text amendment is to allow flexibility in locating a site for a residence in an AG/RP zone. The 2010 Comprehensive Plan contained language that supports this flexibility yet, other parts of the plan support a policy of using the AG/RP zone as a holding area for future development. These are conflicting directives.

**Staff Recommends DISAPPROVAL due to:**

- a) The Planning Board's decision to allow where a residence would be located in the AG/RP zone without negatively impacting agricultural potential or environmental assets would be based in great part on a staff recommendation. The staff feels this recommendation should involve more than one or two staff, within a one or two month review period to properly analyze and evaluate an application that could permanently effect future development potential for large areas.
- b) Concerns of potential conflicts with adjacent agricultural operations.
- c) The ability to allow the relocation of a residence from the Rural Residential Strip to the rear AG/RP portion of a property as a Special Exception is not difficult to achieve. Doing this however, is not consistent with the 2010 Comprehensive Plan's policy for using the AG/RP zone protect against sprawl and hold land in reserve for future development.
- d) The Staff wonders how an applicant would be able to meet all the conditions of approval of a Special Exception (Section 60-1336), especially conditions 1, 2, 3 and 6:
  - (1) That the special exception sought fulfills the specific requirements, if any, set forth in the zoning ordinance relative to such exception.
  - (2) That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard.
  - (3) That the special exception sought will not block or hamper the master development plan pattern of highway circulation or of planned major public or semipublic land acquisition.
  - (6) That the standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.
- e) The current depth of most LDCR and LDRR type residential zones is 450 feet from a road, which is an adequate area to locate a residence.