

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
545 Laurelwood Road	Craig Stafford	0742003	AR	N/A	Estate Residential	North: R-12 South: R-12 & AR East: R-12 West: CR-3	Existing Home & Accessory Structures	39.21

SUMMARY & HISTORY

Applicant and owner, Mr. Craig Stafford has submitted a plat application to subdivide is 39.21 acre tract into a 25.6-acre tract and a 13.57-acre tract.

STAFF RECOMMENDATION

Staff recommends conditional approval of the proposed plat with the condition that access via the gravel driveway to Parcel 1 be shifted entirely within the boundary of Parcel 1 and that all outstanding TRC comments be resolved prior to recording.

COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is consistent with the Town’s comprehensive plan and future development map. The Future Land Use designation for this property is **Estate Residential** which encourages low density residential development not to exceed 1-unit/acre. The proposed split is in keeping with this plan.



ZONING ORDINANCE COMPATABILITY

The proposed plat is in conformity with our ordinance regulations for AR lots. The minimum acreage requirement of 3 acres is met and access can be provided entirely within the bounds of parcel 1 once the driveway is moved. AR zoning permits accessory uses such as the existing barn and all setbacks to existing structures meet AR standards.

