



Staff Report

Public Hearing: **July 22, 2014**

Petition: **Rezone 10711**

Zoning Amendment:
**A-1EX Exclusive Agriculture to
RH-1 Rural Homes**

Town/sect:
**Christiana
Section 36**

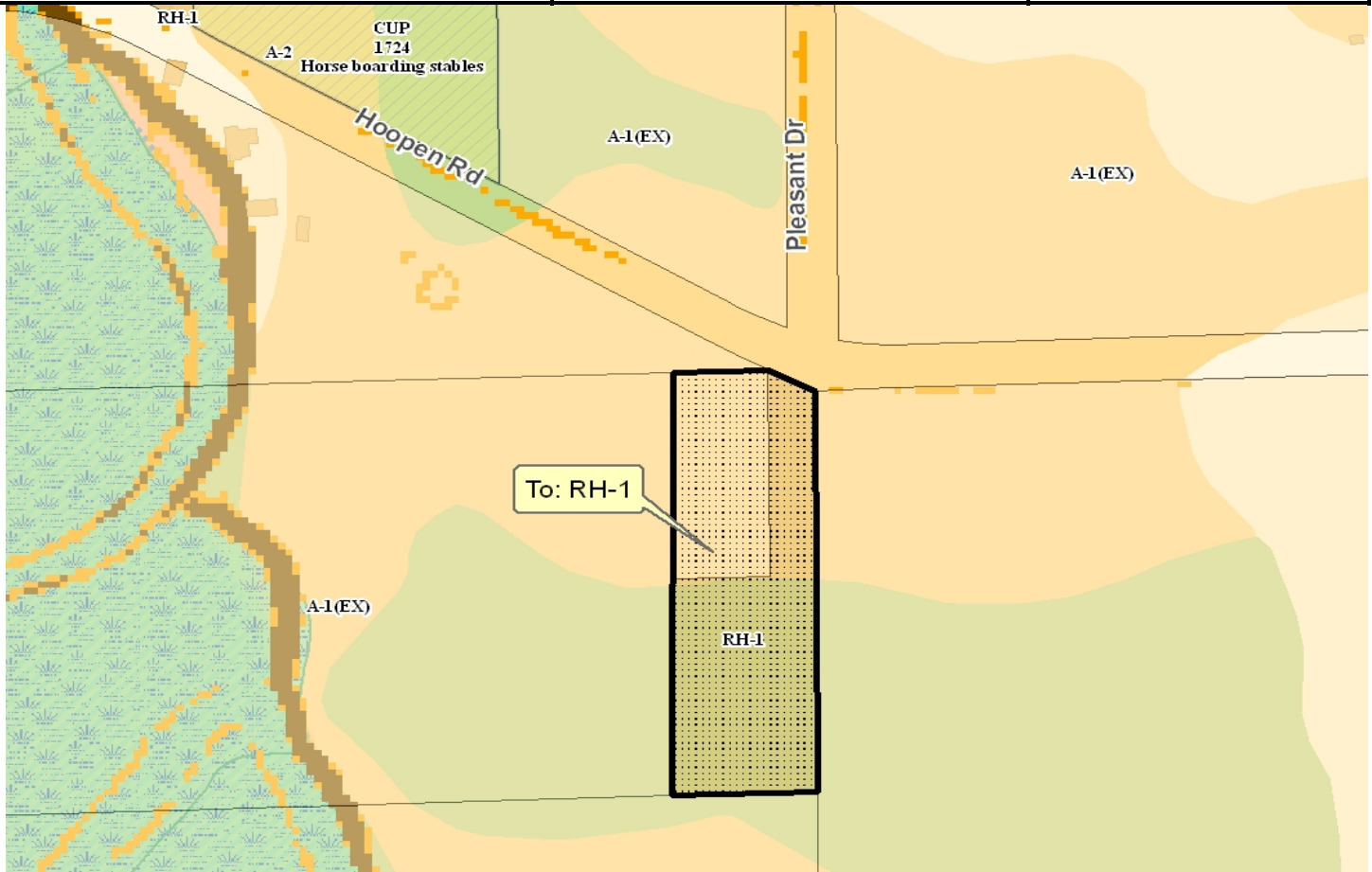
Acres: *.991*
Survey Req. *Yes*

Applicant
Andrew J Veum

Reason:
**Shifting of property lines between
adjacent land owners**

Location:
**South of Pleasant Drive
at Hoopen Road**

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to reconfigure the boundaries of an existing RH-1 parcel by adding approximately 1 acre of land to the parcel. The proposed lot expansion would establish a buildable area outside of hydric soils located on the southern half of the lot.

OBSERVATIONS: The entire area consists of Class II soils. The southerly half of the parcel is comprised primarily of hydric soils. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the town's Agricultural Preservation Area. Development is limited to 1 lot per 35 acres owned as of May 3, 1979.

RESOURCE PROTECTION: There are no areas of resource protection corridor located on the property.

STAFF: The original parcel configuration did not have a suitable area for a septic system due to the prevalence of hydric soils. The owner has since had a soil test performed on the area proposed to be rezoned to RH-1 and confirmed the suitability for a septic system. The proposed reconfiguration would render the parcel buildable and appears consistent with town plan policies.

TOWN: Approved with no conditions.