



**STAFF:** Proposed separation of the residence and woodlot is intended to facilitate sale of the farmland. As indicated on the attached density study report, the property remains eligible for 3 possible density units or “splits” for nonfarm development. Note that the town does not count separation of the original farm residence toward the density limitation. The town comprehensive plan includes the following policy for proposed Ag lots (note that the A-4 zoning district is now known as the FP-1 district under the new code):

[Town of Christiana Comprehensive plan page 38](#)

C) Proposed rezonings to the county’s A-4 Small Lot Exclusive Agriculture zoning district shall not count as a split, provided such lots are associated with a permitted residential lot, or are part of an active farm operation.

The applicant indicates that the intent is to retain the house lot and the FP-1 woodlot as a single unit. For the proposed FP-1 lot to not count against as a split, it will need to be tied to the residential lot being split off. If the petition is approved with the staff recommended conditions, it appears 3 possible splits will remain available to the ~140 acre historic 1979 Nottestad farm unit.

A waiver from the 66’ of public road frontage requirement in the subdivision ordinance is requested for the proposed FP-1 parcel.

Staff recommends that the frontage waiver request be considered by the ZLR Committee prior to consideration and action on the zoning petition. If the waiver is granted, staff recommends approval of the zoning petition with the following conditions:

1. Any remnant area of GC zoning outside of the proposed RR-2 lot located within the west 350 feet of the east 900 feet of the south 500 feet of the SE 1/4 of the SE 1/4, section 18 town of Christiana, shall be rezoned to the FP-35 district to match the zoning of the remaining farmland.
2. Landowner shall record an access easement to ensure access to the proposed FP-1 parcel. The easement shall follow the existing field road in the NE 1/4 of the SE 1/4, and the SE 1/4 of the SE 1/4, section 18, town of Christiana.
3. The landowner shall record a deed restriction on the proposed FP-1 parcel and the proposed RR-2 parcel tying the properties together and prohibiting them from being sold separately in the future.

**TOWN:** The town approved the petition with a condition requiring an access easement across the farmland to the proposed FP-1 parcel (note town condition included in staff recommended conditions, above).