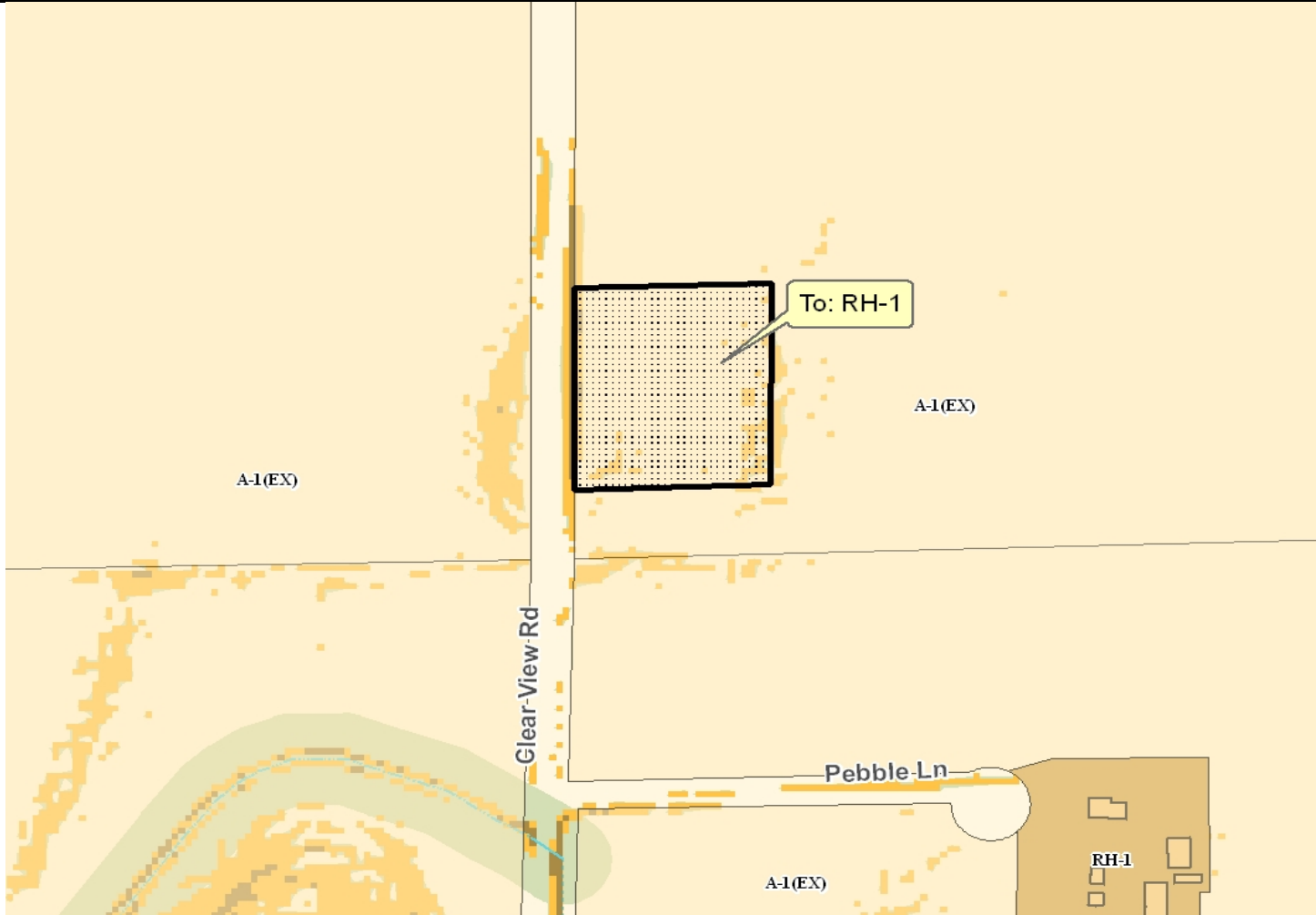




# Staff Report

<i>Public Hearing:</i> <b>June 24, 2014</b>	<i>Petition:</i> <b>Rezone 10687</b>
<i>Zoning Amendment:</i> <b>A-1EX Exclusive Agriculture District to RH-1 Rural Homes</b>	<i>Town/sect:</i> <b>Christiana Section 11</b>
<i>Acres:</i> 2.5 <i>Survey Req.</i> Yes	<i>Applicant</i> <b>David Smithback</b>
<i>Reason:</i> <b>Creating one residential lot</b>	<i>Location:</i> <b>500 feet north of Pebble Lane</b>

Zoning and Land Regulation Committee



**DESCRIPTION:** Applicant proposes to create a new single family residential parcel to be zoned RH-1.

**OBSERVATIONS:** No significant environmental features observed on the property.

**TOWN PLAN:** The property is located in the town's agricultural preservation area. Under the town's development phasing policy, property owners eligible for multiple splits are limited to 1 split per 5 year period.

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

**STAFF:** As noted on the attached density study report, it appears that the owner is eligible for 5 splits on the original farm. The proposal appears consistent with town plan policies. If the petition is approved, the applicant be eligible to utilize another split sometime in 2019 per the town's development phasing policy (1 split / 5 years).

**TOWN:** Approved.