
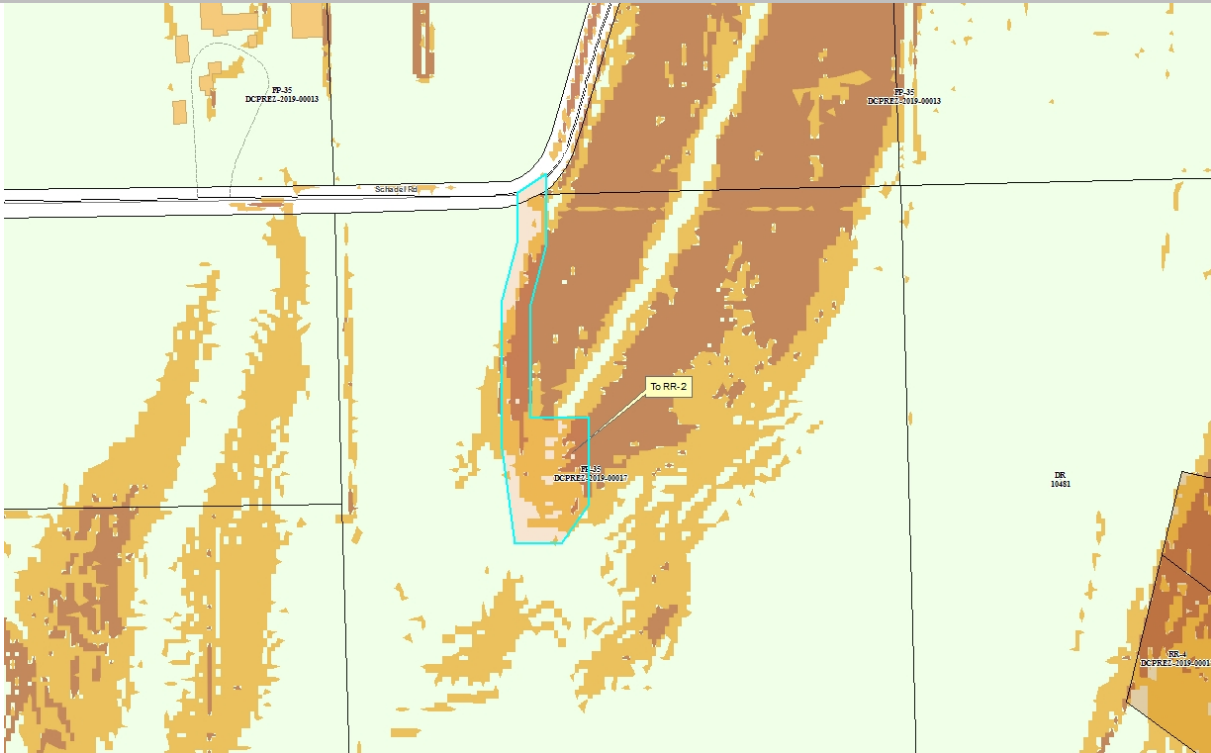


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> March 26, 2019		Petition 11399
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<i>Town/Section:</i> CHRISTIANA, Section 6
	<i>Size:</i> 2 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> CHADWICK IRREV TR, BETTY J
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> SOUTH OF 1466 SCHADEL RD



DESCRIPTION: Applicant proposes to create a new 2 acre RR-2 zoned residential parcel. The applicant’s existing residence in the town of Deerfield was destroyed by fire in the fall of 2018 and they are now seeking to build a new residence on the subject property. Note that the town of Christiana adopted the new county zoning ordinance on April 9, 2019. The rezoning request has been updated to reflect the revised zoning districts.

OBSERVATIONS: Surrounding land uses include agriculture / open space and scattered farm residences. The proposed building site would be located on a wooded portion of the property and accessed from an existing field road. Areas of steep slope topography are located on the property.

TOWN PLAN: The property is located in the town’s agricultural preservation area.

RESOURCE PROTECTION: Areas of resource protection corridor associated with steep slope topography are present on the property. It appears that the driveway and building site location are outside of the steep slope areas.

STAFF: As indicated on the attached density study report, the property is eligible for one split. If the petition is approved, the eligible splits will be exhausted. The proposal appears reasonably consistent with town plan policies. Staff recommends that approval be conditioned on the recording of a deed restriction on the balance of FP-35 zoned land prohibiting further nonfarm development or division (tax parcel 0612-061-8500-9).

TOWN: The Town Board approved the petition with no conditions.