



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **September 26, 2017**

Petition: **Petition 11192**

Zoning Amendment:
A-1EX Agriculture District TO A-4 Agriculture District, A-1EX Agriculture District TO A-2 (2) Agriculture District

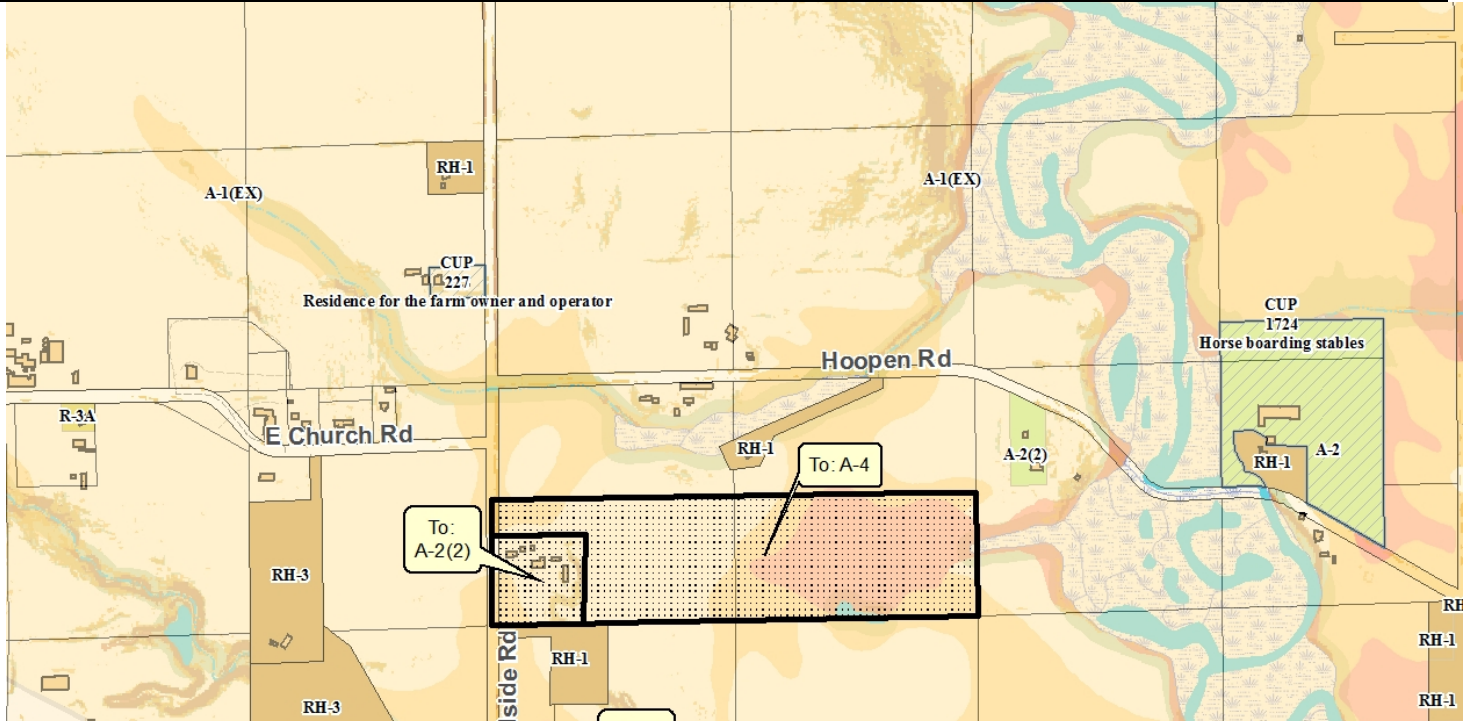
Town/sect:
CHRISTIANA, Section 26

Acres: 34.4,5.5
Survey Req. Yes

Applicant
LEIN ACRES LLC

Reason:
Separating existing residence from farmland and creation of new residential lot

Location:
1860 Hillside Rd



DESCRIPTION: Applicant proposes to separate the existing farm residence from the farm by creating a new ~3 acre parcel, and also proposes to create a new ~2 acre parcel for new development. Both residential parcels would be zoned A-2(2). The remaining 34 acres of ag land would be zoned to A-4 agriculture for zoning compliance.

OBSERVATIONS: An area of hydric soils is present on the easterly 1/3 of the proposed A-4 parcel. No other sensitive environmental features observed.

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

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: As indicated on the attached density study report, the property remains eligible for one possible split. The proposal appears consistent with town plan policies. If the petition is approved, the eligible splits will be exhausted.

Staff recommends a deed restriction be recorded on the proposed A-4 parcel prohibiting residential development.

TOWN: Approved with no conditions.