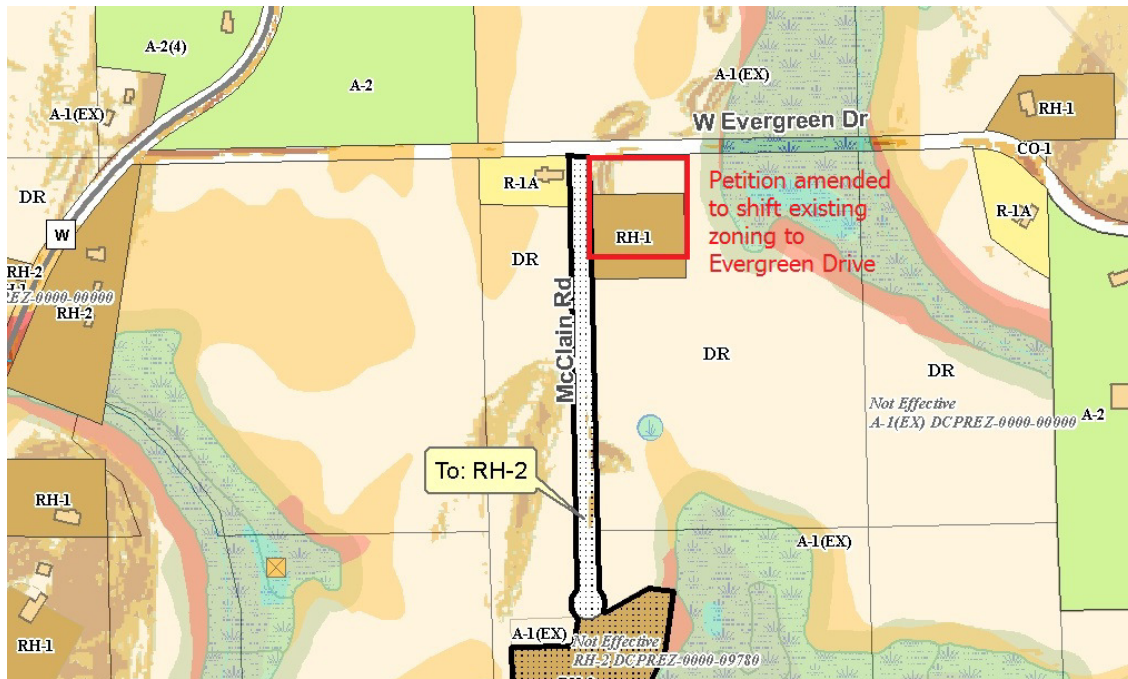




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> May 24, 2016	<i>Petition:</i> Rezone 10977
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-2 Rural Homes District	<i>Town/sect:</i> Christiana Section 05
<i>Acres:</i> 2.5 <i>Survey Req. Yes</i>	<i>Applicant</i> Lisa A Arington-Glesinger
<i>Reason:</i> Adding vacated roadway to adjacent lot	<i>Location:</i> 3008 McClain Rd



DESCRIPTION: Applicant proposes to add lands to an existing residential parcel that were previously part of McClain Road, which has been vacated by the town of Christiana.

OBSERVATIONS: No sensitive environmental features observed. No new development proposed. The adjacent agricultural lands have been deed restricted to prohibit further residential development due to the housing density rights being exhausted on the original farm.

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

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The town of Christiana has vacated McClain Road. The vacated land is being added to the applicant's parcel. The proposal would provide zoning and land division compliance for the property. The proposal is consistent with town plan policies.

The proposal will leave an existing residential Lot (RH-1 lot east of vacated McClain Road) with no public road frontage. Staff recommends that the lot be extended to W. Evergreen Drive to comply with public road frontage requirements.

5/24 ZLR: Postponed due to no town action.

TOWN: Approved with an amendment to shift the existing RH-1 zoning area north to W. Evergreen Drive.

STAFF UPDATE: The revisions meet the dimensional standards of the zoning district.