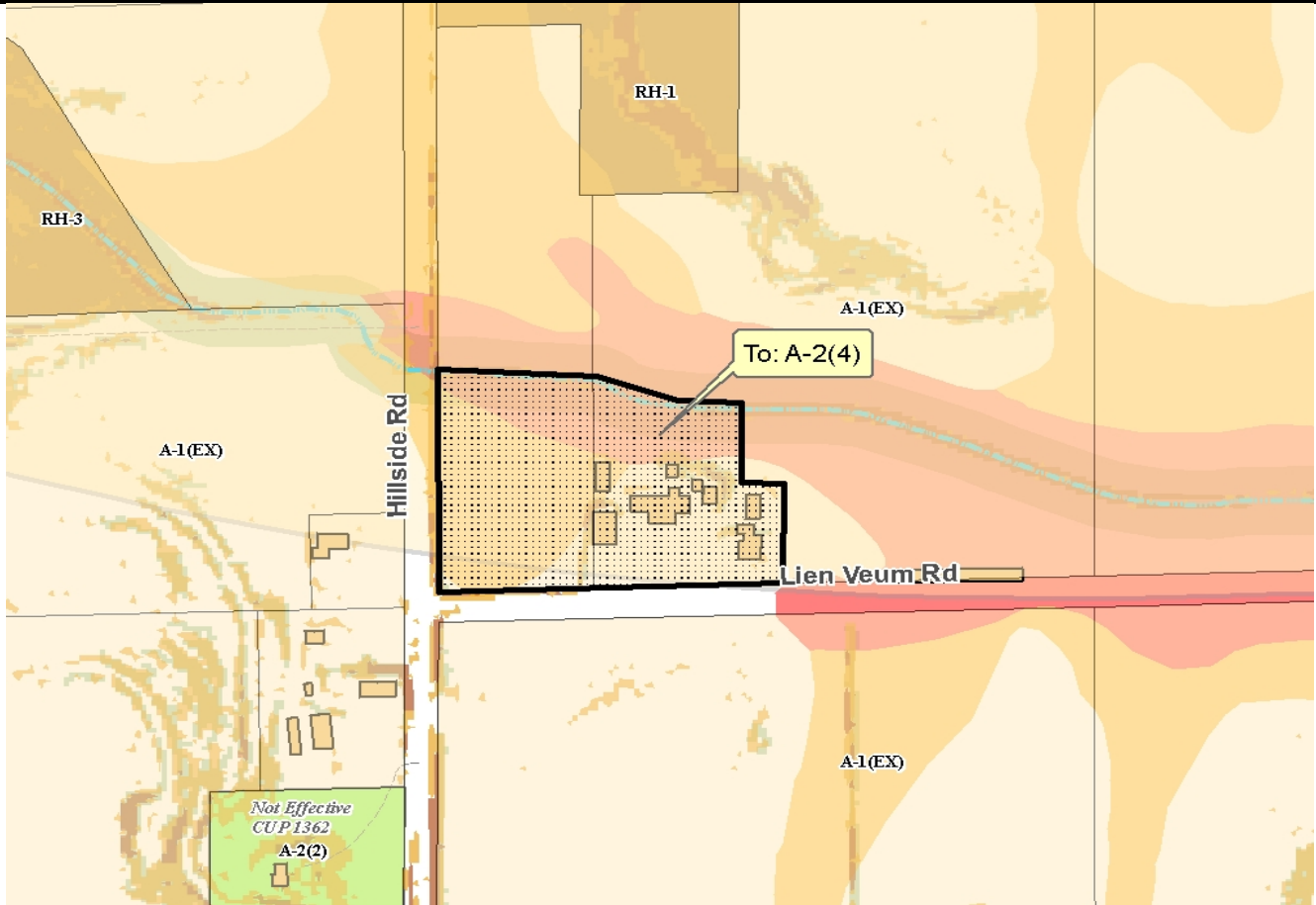




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> July 26, 2016	<i>Petition:</i> Rezone 11012
	<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to A-2(4) Agriculture District	<i>Town/sect:</i> Christiana Section 35
	<i>Acres:</i> 6.4 <i>Survey Req. Yes</i>	<i>Applicant</i> Robert A Veum
	<i>Reason:</i> Separating existing residence from farmland	<i>Location:</i> 366 Lien Veum Road



DESCRIPTION: Applicant proposes to separate the existing farm residence and buildings from the farmland.

OBSERVATIONS: The property consists of the farm residence and buildings, as well as a ~3 acre field located west of the buildings. The farmland within the boundaries of the proposed A-2(4) parcel consists of 100% Class II soils, and will continue to be cropped. No new development proposed.

TOWN PLAN: The property is located in the town's agricultural preservation area. As indicated on the attached density study report, the property remains eligible for one possible split. Note that the town *does not* count separation of farm residences existing prior to 5/3/79 as a split. If the petition is approved, one possible split will remain available.

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

STAFF: The proposal meets the dimensional standards of the zoning district and is consistent with town plan policies.

7/26 ZLR: The petition was postponed due to no town action.

TOWN: Approved conditioned upon the north property line being shifted south of the drainage ditch