
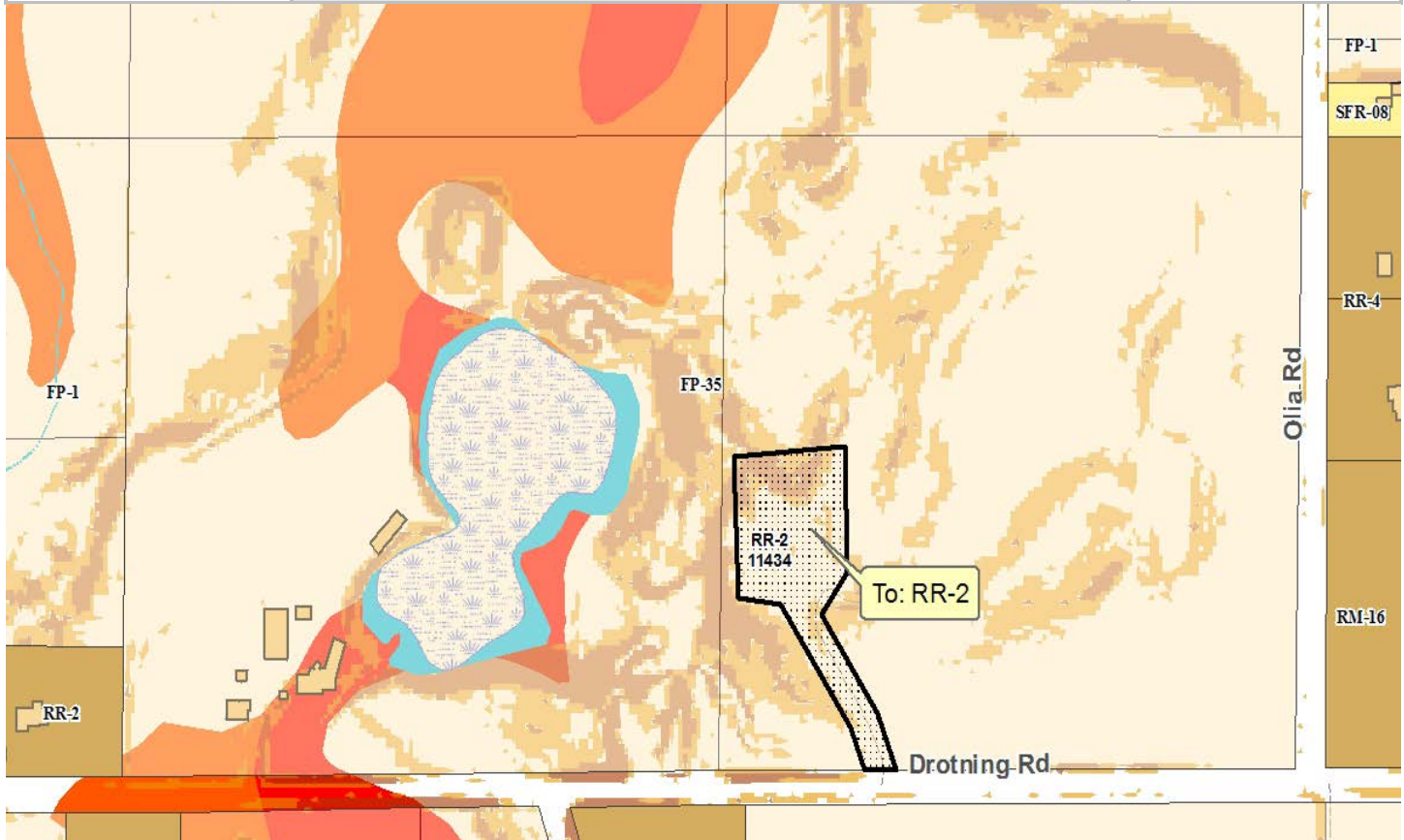


Staff Report  Zoning and Land Regulation Committee Questions? Contact: Majid Allan 608-267-2536	<i>Public Hearing:</i> July 23, 2019		Petition 11434
	<i>Zoning Amendment Requested:</i> FP-35 (General Farmland Preservation) District TO RR-2 (Rural Residential, 2 to 4 acres) District		<i>Town/Section:</i> CHRISTIANA, Section 8
	<i>Size:</i> 2.3 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> RONALD LUND
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> 1300 DROTNING ROAD



DESCRIPTION: Applicant proposes to create a new residential lot on the ~120 acre farm in an area that previously had a dwelling on it.

OBSERVATIONS: Surrounding land uses include agriculture / open space and scattered rural residences. The site sits atop a small hill and is served by an existing driveway. The site does not contain any prime agricultural soils. It appears no agricultural land will be disturbed for the proposed home site. No sensitive environmental features observed.

TOWN PLAN: The property is located in the town’s agricultural preservation area. Development is limited to 1 lot or other nonfarm use per 35 acres owned as of May 3, 1979.

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

STAFF: As indicated on the attached density study report, the property is eligible for 3 possible splits. According to the applicant, the proposed new residential lot is located in an area that previously had a cabin / dwelling on it for use by farm help. The town plan includes a provision that does not count the separation of residences built prior to 5/3/79, but places the burden of proof on the applicant to demonstrate that a legally habitable residence was on the property as of

that date in the form of a rural address, town driveway permit, and/or septic permit or maintenance agreement. The applicant has provided historic aerial photographs and addressing records to show that the cabin was existing as of 5/3/79 as 1300 Drotning Road. Based on this information, the proposed new lot would not count toward the density limit.

The proposal to create a new lot on the property is consistent with town plan policies.

TOWN: Approved.