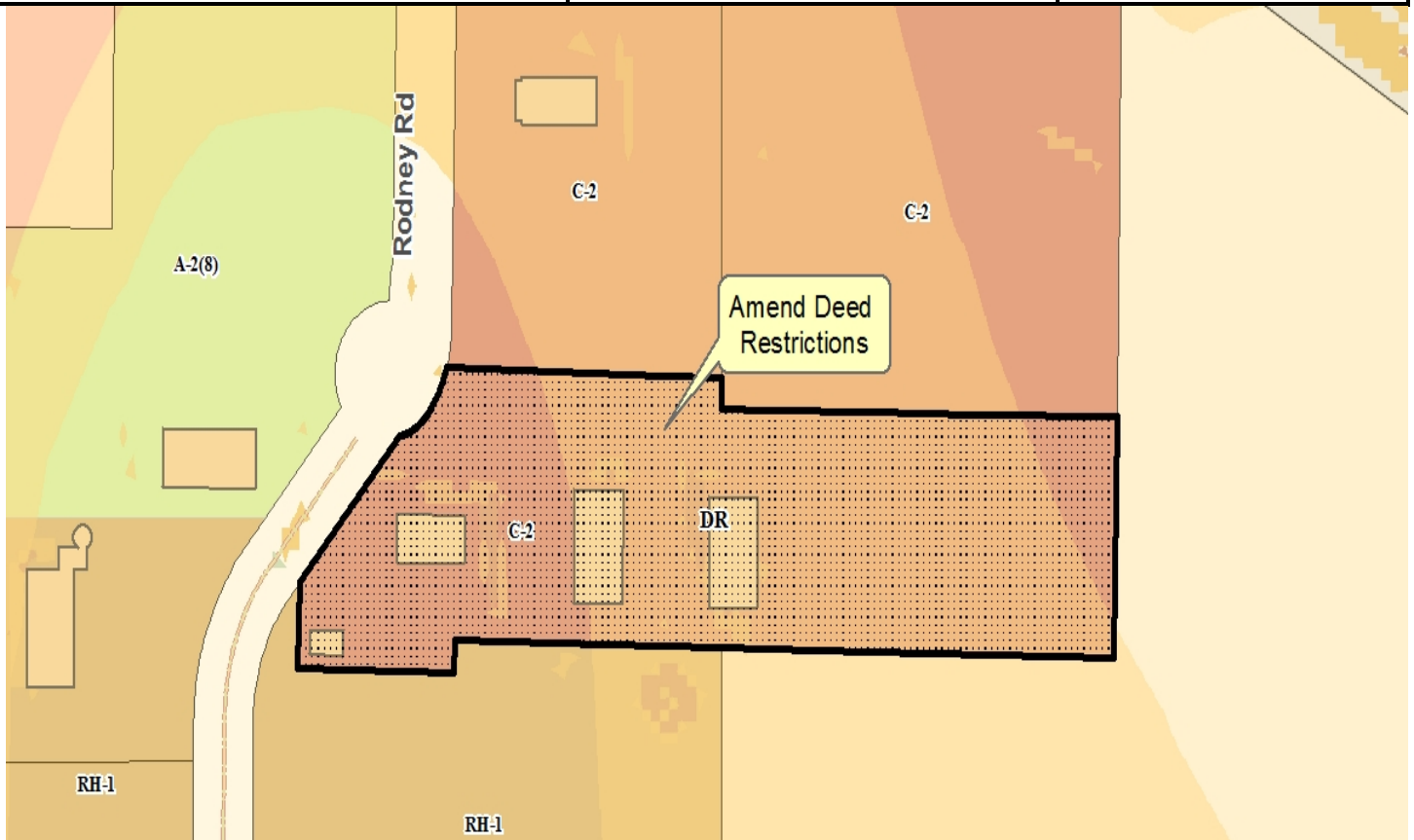




Staff Report

<i>Public Hearing:</i> February 28, 2017	<i>Petition:</i> Rezone 11101
<i>Zoning Amendment:</i> None	<i>Town/sect:</i> Christiana Section 2
<i>Acres:</i> 4.4 <i>Survey Req. No</i>	<i>Applicant</i> JCL Rentals LLC
<i>Reason:</i> Amend deed restrictions to allow for additional buildings	<i>Location:</i> 297 Rodney Road

Zoning and Land Regulation Committee



DESCRIPTION: Applicant requests an amendment to existing deed restrictions limiting the range of commercial uses and number of units in the commercial condominium plat located at 297 Rodney Road in section 2 of the town of Christiania.

The proposed amendment would allow a total of 9 condominium units on the property (8 existing), with a total of 9 owners and up to 9 separate businesses and also add to the existing list of allowable land uses warehousing of owners' personal items (units 1-7, and unit 9), and warehousing of personal items for others, including such items as recreational vehicles, boats, campers, cars, etc. (only unit #8).

OBSERVATIONS: Property is surrounded by adjoining commercial, rural residential, and agricultural uses. No significant environmental features observed.

TOWN PLAN: The property is located in the town's Agricultural Preservation Area, and also within the roughly defined Highway 12/18 commercial corridor.

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

STAFF: The proposed amendment of restrictions appears reasonably consistent with town plan policies. The town has approved the request and additional unit and uses, and conditioned its approval on maintaining the other applicable deed restrictions.

TOWN: Approved with conditions (see attached town action report).