



# Staff Report

Public Hearing: **May 10, 2016**

Petition: **Rezone 10963**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to RH-2 Rural Homes District**

Town/sect:  
**Christiana Section 5**

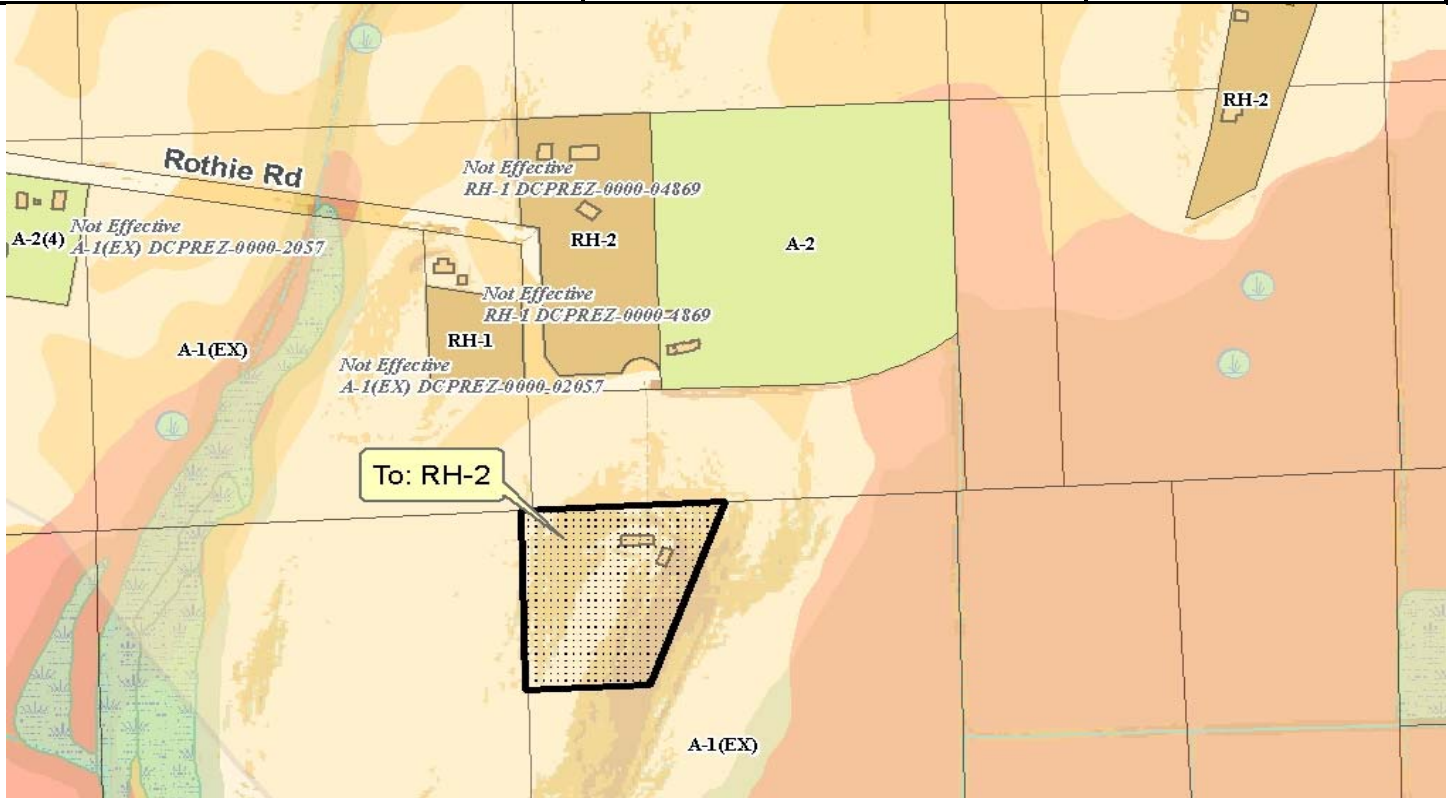
Zoning and Land Regulation Committee

Acres: 7  
Survey Req. Yes

Applicant  
**Joan I Halverson**

Reason:  
**Separating existing residence from farmland**

Location:  
**1109 Rothie Road**



**DESCRIPTION:** The applicant would like to separated the existing residence from the 220-acre farm for estate planning purposes.

**OBSERVATIONS:** The 220-acre farm is split between two townships. 70 acres of the farm are in the Town of Christiana and 150 acres lies in the Town of Deerfield. The is no direct access to a public road for the Christiana portion of the property. Access to the house is gained from Rothie Road in the Town of Deerfield. No sensitive environmental features observed.

**TOWN PLAN:** The property is located in an Agricultural Preservation area. As indicated on the attached density study report, the property is eligible for a single split under the town plan. The existing residence was constructed in 1992 after the town adopted its density policy in 1979 and therefore counts as the one split available to the property. No further division of the property would be permitted for additional non-farm development.

**RESOURCE PROTECTION:** The proposal is outside the resource protection area, however, a mapped floodplain area is to the east.

**STAFF:** The proposal meets the dimensional standards of the zoning district. Staff recommends that a deed restriction be recorded on the balance of A-1EX zoned land owned by the applicant in the town of Christiana prohibiting further residential development, in accordance with town plan policies. A waiver from the 66' of road frontage requirement in the land division ordinance is being requested for the proposed CSM.

**TOWN:** Approved with no conditions.