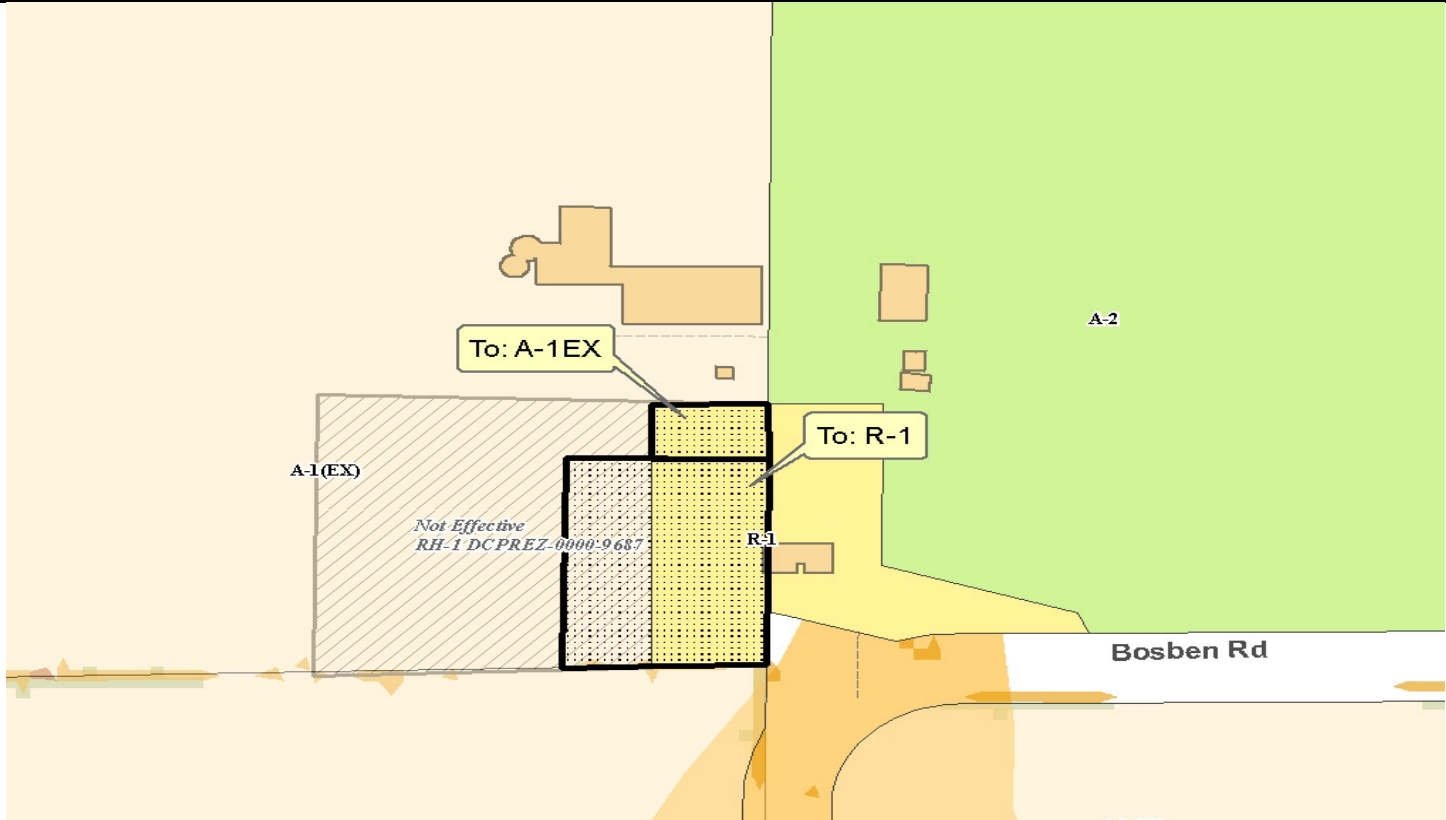




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> December 22, 2015	<i>Petition:</i> Rezone 10923
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District and R-1 Residence District to R-1 Residence District and A-1EX Exclusive Agriculture District	<i>Town/sect:</i> Pleasant Springs Section 01
<i>Acres:</i> 0.29, 0.11 <i>Survey Req. Yes</i>	<i>Applicant</i> James M Link
<i>Reason:</i> Reconfiguration of an existing residential lot	<i>Location:</i> 2979 Bosben Road



DESCRIPTION: The applicant would like to reconfigure the residential lot on the farm in order to construct a building that will be part of the farm operation. The farm building will be located in the current residentially zoned area. No new non-farm development is proposed.

OBSERVATIONS: The residential lot is part of the 150-acre farm. The residential lot straddles the Town line between the Town of Pleasant Spring and the Town of Christiana. A portion of the single-family residence is located in the Town of Pleasant Springs. The entire area consists of Class II soils. No other sensitive environmental features observed.

TOWN PLAN: The property is located in an Agricultural Preservation Area. There will be no increase of housing density as part of this petition.

RESOURCE PROTECTION: The proposal is outside the resource protection area.

STAFF: The reconfiguration of the existing lot conforms to the dimensional standards of the zoning district. The reconfiguration will allow for the construction of the proposed farm building. As indicated on the attached density study, one possible split will remain available to the farm.

TOWN: Approved with no conditions.