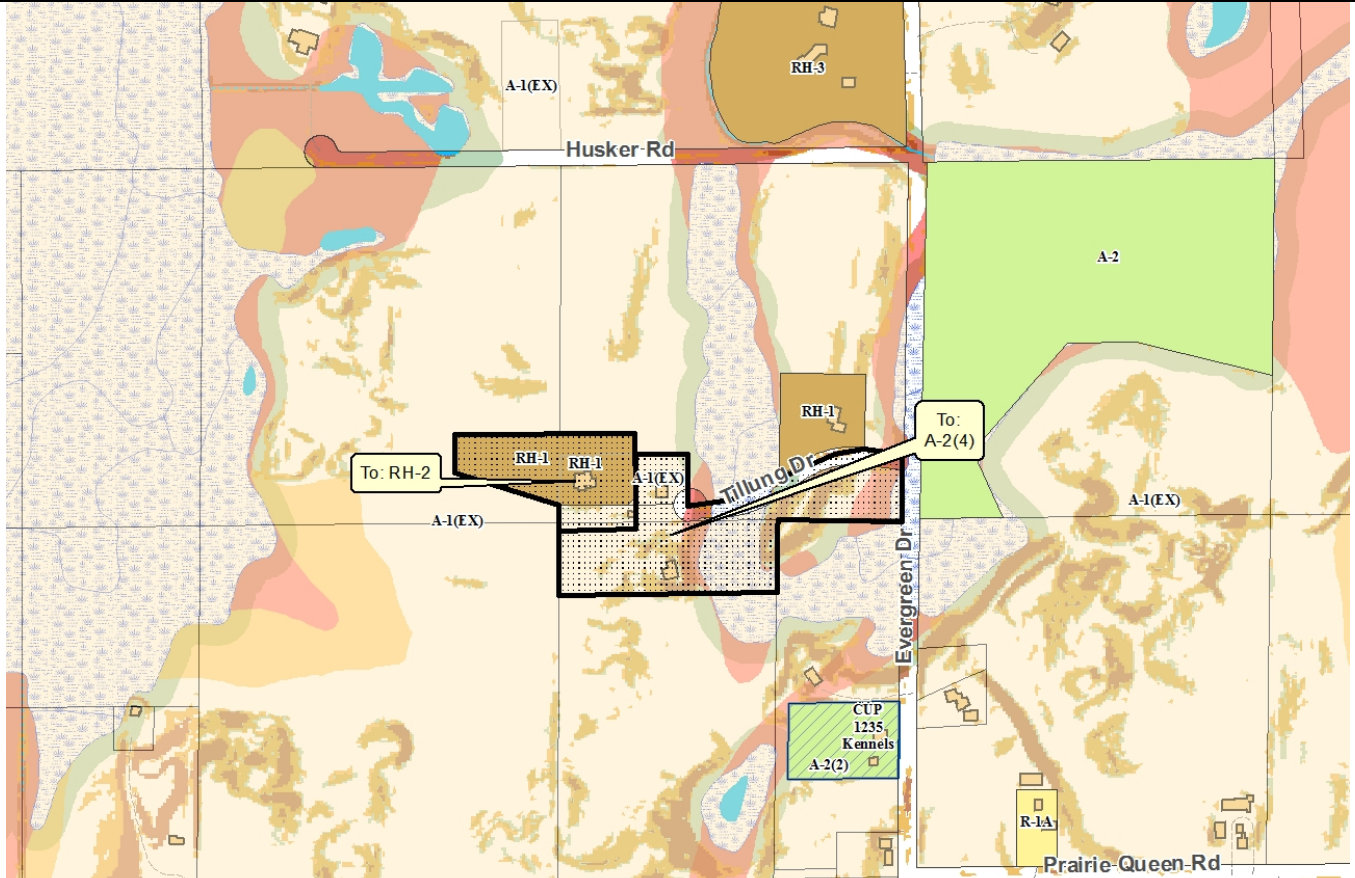




Staff Report

Public Hearing: December 11, 2017	Petition: Petition 11229
Zoning Amendment: A-1EX Agriculture District TO A-2 (4) Agriculture District and RH-1 Rural Homes District, RH-1 Rural Homes District TO RH-2 Rural Homes District	Town/sect: CHRISTIANA, Section 8
Acres: 9.2, .5, 4 Survey Req. Yes	Applicant ARINGTON TREE FARM LLC
Reason: REZONE DUE TO VACATION OF TOWN ROAD	Location: 1166 TILLUNG DRIVE

Zoning and Land Regulation Committee



DESCRIPTION: Applicant requests zoning compliance and lot boundary adjustments for two existing residential parcels due to the vacating of the town road (Tillung Dr) that provides access to the properties (proposed lots 3 and 4). Applicant also requests approval of a proposed new 4.7 acre A-2(4) parcel with an existing accessory building (proposed lot 2). Another existing RH-1 zoned parcel would also be included in the Certified Survey Map (proposed lot 1).

OBSERVATIONS: Surrounding land uses are rural residential, agricultural, and open space. An area of wetlands associated with an intermittent stream bisects proposed lots 2 and 3. No new development is proposed.

TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: An area of resource protection corridor associated with the wetland and 75' wetland buffer area is located on portions of proposed lots 2 and 3.

STAFF: The proposal appears reasonably consistent with town plan policies. The applicant is requesting a waiver from the 66' of road frontage requirement for the CSM as a result of vacating Tillung Drive.

12/11 ZLR: The Committee postponed the petition due to no town action.

TOWN: Approved with no conditions.