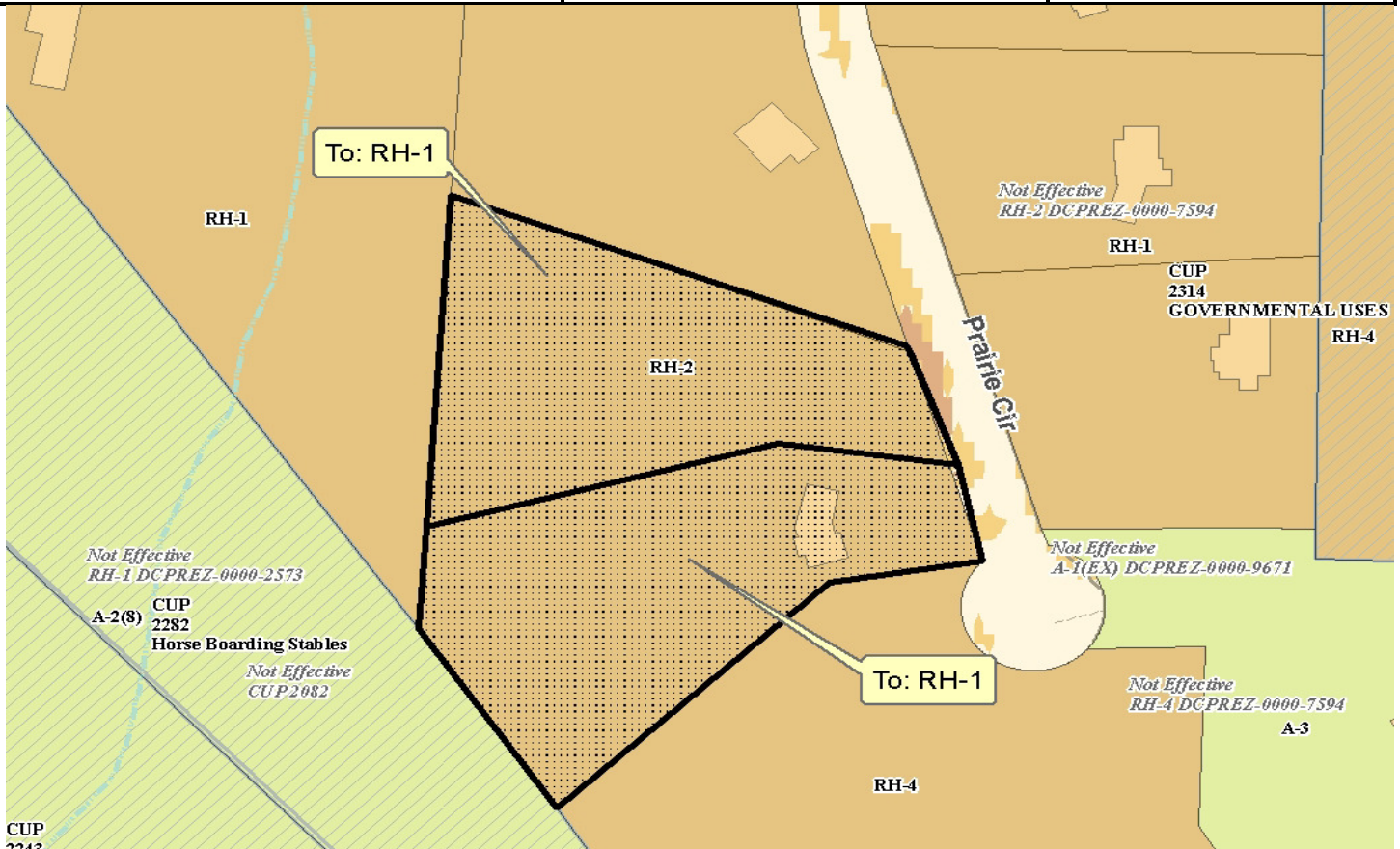




Staff Report

Zoning and Land Regulation Committee

Public Hearing: October 27, 2015	Petition: Rezone 10897
Zoning Amendment: RH-2 Rural Homes District to RH-1 Rural homes District	Town/sect: Verona Section 07
Acres: 5.0 Survey Req. Yes	Applicant Steven F Andres
Reason: Creating one residential lot from an existing residential lot	Location: 2783 Prairie Circle



DESCRIPTION: Applicant proposes to divide an existing residential lot to create an additional, new residential lot.

OBSERVATIONS: No sensitive environmental features observed. A separate proposal under future rezone petition 10914 proposes to divide the adjoining residentially zoned property to the south into 4 lots, thereby creating 3 additional residential parcels. Both proposals would add a total of 4 new residential lots to Prairie Circle.

VILLAGE/TOWN PLAN: The property is located in the town's "rural residential" planning area. The town specifies a maximum development density of 1 dwelling unit / 2 acres. Note that the county recently adopted a town comprehensive plan amendment that removed a neighborhood planning requirement prior to new development being considered for approval in the area.

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

STAFF: The proposal appears reasonably consistent with town plan policies. Resulting development density would be 2.5 dwelling units / acre. The proposed land division will be subject to city of Verona "extraterritorial" review. Town approval has been conditioned upon a shared driveway. Staff recommends that a shared driveway access agreement be required that details, at a minimum, maintenance responsibilities of the parties sharing the driveway access.

TOWN: Approved, conditioned upon a shared driveway access point onto Prairie Circle being shown on the CSM.

10/27 ZLR: The Committee postponed action until the December 8th meeting at the petitioner's request.