



# Staff Report

Public Hearing: **November 25, 2014**

Petition: **Rezone 10771**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to RH-3 Rural Homes District**

Town/sect:  
**Verona Section 35**

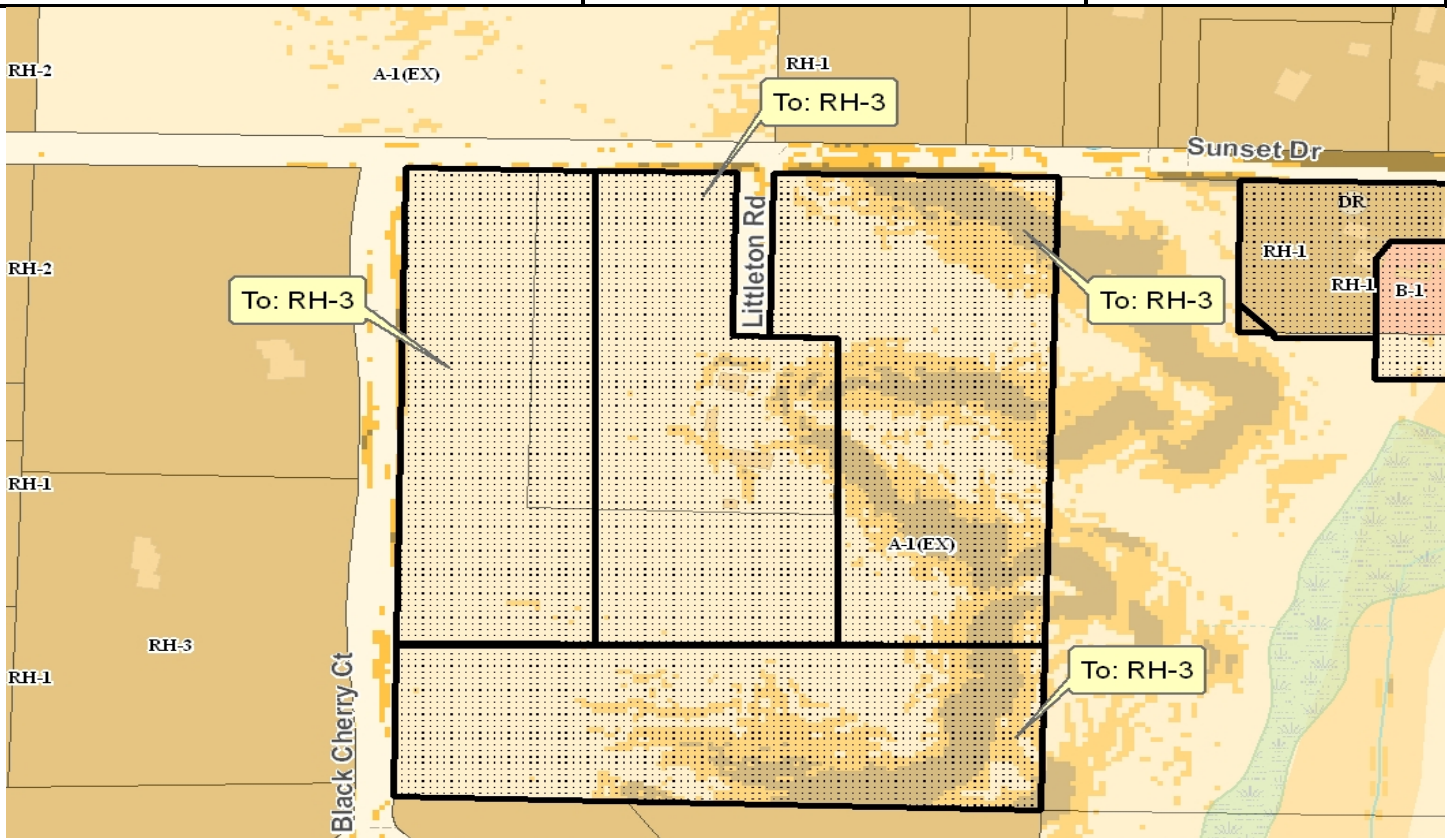
Acres: **34**  
Survey Req. **Yes**

Applicant  
**James W Berkner**

Reason:  
**Separating residence from farmland and creating three additional residential lots**

Location:  
**1751 Littleton Road**

Zoning and Land Regulation Committee



**DESCRIPTION:** The applicant would like to divide 2 existing parcels into four residential lots. One of the lots will be used for the existing single-family residence currently on the property.

**OBSERVATIONS:** There is a single-family residence and several large outbuilding on the property. The west side of the property is being cropped and the east side is wooded. The majority of the cropped area consists of Class II soils. The wooded area has slopes exceeding 20% grade in some areas. No other sensitive environmental features observed.

**TOWN PLAN:** Property is within a rural development area in the town/county plan. Residential development is limited to one unit per two acres. The property is also within the extraterritorial plat review jurisdiction of the City of Verona.

**RESOURCE PROTECTION:** A small area of resource protection corridor is on the property, associated with slopes exceeding 20% grade.

**STAFF:** The proposal meets the dimensional standards of the zoning district. The Committee may want to place a "no building" restriction on the areas exceeding 20% grade to prohibit development on this environmental feature. The Town may want to vacate Littleton Road as part of the CSM process.

**TOWN:** Approved with no conditions.