



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **May 27, 2014**

Zoning Amendment:
**RH-1 Rural Homes and A-1EX
Exclusive Agriculture District to
A-1EX Exclusive Agriculture
District, RH-1 Rural Homes and
B-1 Local Business District**

Petition: **Rezone 10684**

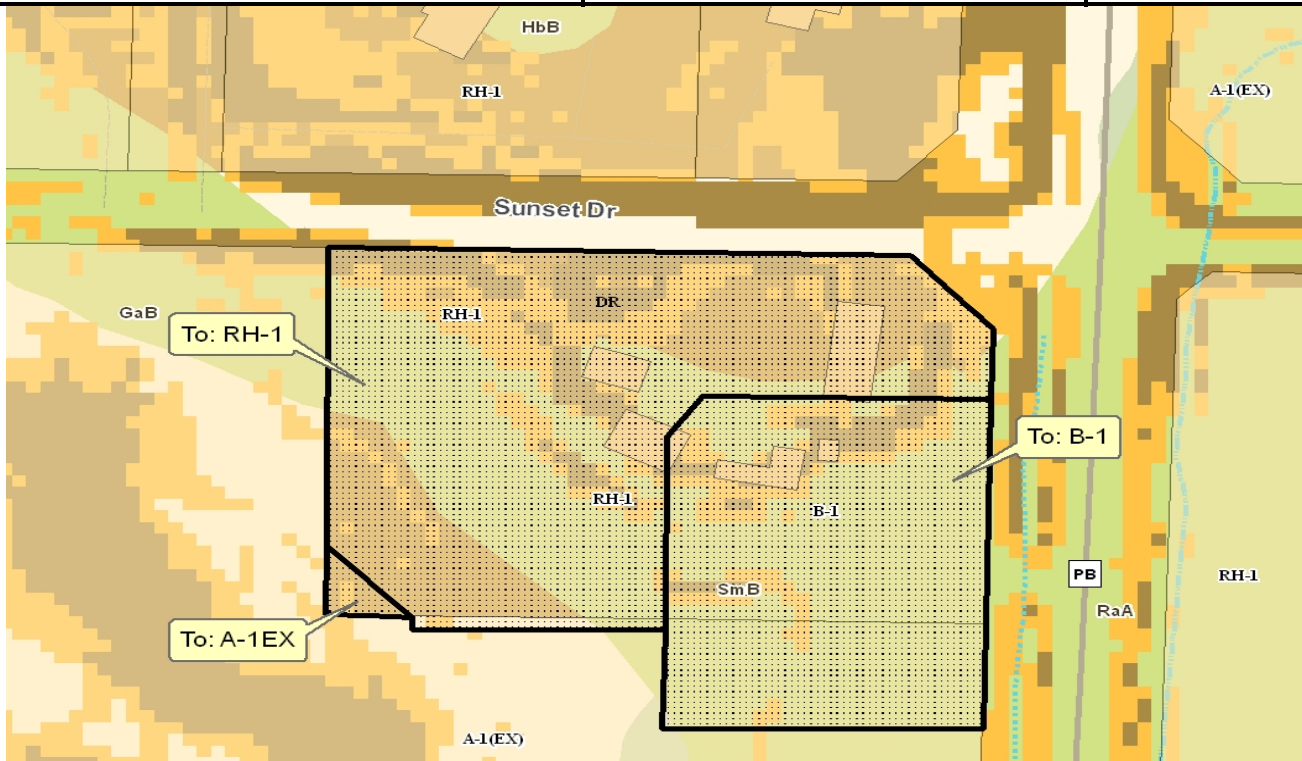
Town/sect:
**Verona
Section 35**

Acres: .04, .04, .5
Survey Req. Yes

Applicant
Kent Katzenmeyer

Reason:
**Shifting property lines between
adjacent land owners and
expansion of existing commercial
lot**

Location:
6735 Sunset Drive



DESCRIPTION: The applicant would like to make several lot line adjustments to accurately reflect the existing development of the area. The south property line of the residential lot is being shifted slight to the south to follow drainage patterns and the south lot line of the commercial area is being shifted south to include the existing horseshoe pits.

OBSERVATIONS: There is an existing residence and outbuilding on the RH-1 property and there is a tavern on the B-1 property. The existing horse shoe pits are currently position on land zoned A-1 Exclusive. The majority of the property consists of Class II soils. No other sensitive environmental features observed. GIS data show slopes exceeding 20% grade due to retaining walls constructed on the site. Note: The B-1 Business district no longer permits taverns as a land use in the district.

TOWN PLAN: This is within a Rural Development area in adopted town/county plan.

RESOURCE PROTECTION: GIS data show portions of the property within the resource protection area due the steep slopes of the existing retaining walls.

STAFF: Given that the B-1 Zoning District does not allow for taverns, Staff suggests that the zoning district be amended to C-1 Commercial. A conditional use permit will be needed to bring the existing land use into compliance with current ordinances. If amended to C-1, Staff suggests placing a deed restriction on the property prohibiting the installation of billboard signs.

TOWN: Approved with no conditions.