



Staff Report

Public Hearing: **April 29, 2014**

Petition: **Rezone 10671**

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

Town/sect:
Verona Section 39

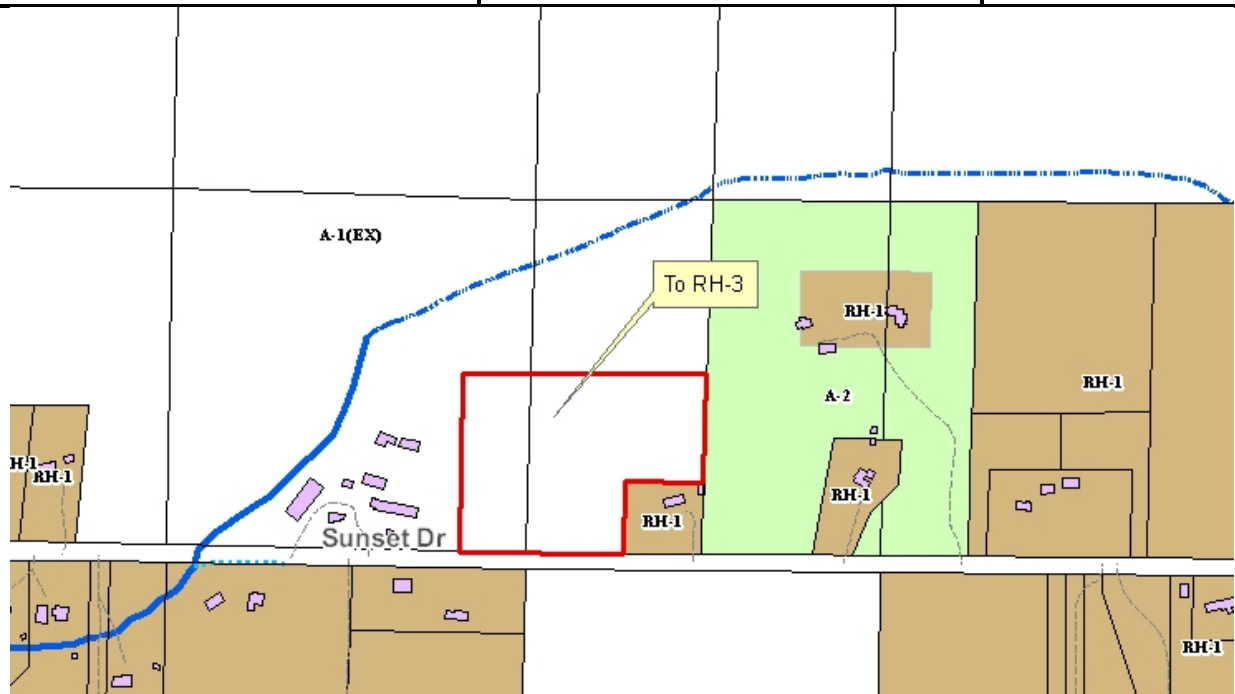
Acres: **11.31**
Survey Req. No

Applicant
Four Empty Milk Cans LLC

Reason:
Creating a residential zoning boundary for a single family residence

Location:
West of 6570 Sunset

Zoning and Land Regulation Committee



DESCRIPTION: The applicant would like to create a residential zoning boundary (spot zone) in order to construct a vacation house with a pool on the 170-acre farm.

OBSERVATIONS: The proposed zoning area is partially wooded and has slopes reaching 12% grade. A small portion of the southwest corner of the area contains Class II soils. No sensitive environmental features observed. There is an existing residence on the 170 acres located by the cluster of outbuildings. The 170-acre farm will need to be separated into two properties in order to construct an additional residence on the property. The zoning ordinance allows only one residence per property. The zoning boundary has been designed to permit a certified survey map to be created at any time.

TOWN PLAN: The property is located in the In Rural Development Planning Area. The plan permits a density of one residential unit per 2 acres. The area is also subject to the City of Verona Extraterritorial Jurisdiction (ETJ) governing land divisions.

CITY OF VERONA: City Staff has stated that the City would be reluctant to approve a certified survey map in this area.

RESOURCE PROTECTION: The zoning boundary is outside the resource protection areas as defined in the Town's Comprehensive Plan.

STAFF: The proposal meets the dimensional standards of the zoning district. If approved, the applicant should be required to divide the 170-acre property into two areas either by a certified survey map encompassing the zoning boundary or by creating two large 35+ acre properties through a warranty deed.

TOWN: The Town has postponed action to view details of the development. The Town will be working with the City of Verona to resolve issues with regards to creating a certified survey map for the zoning area.