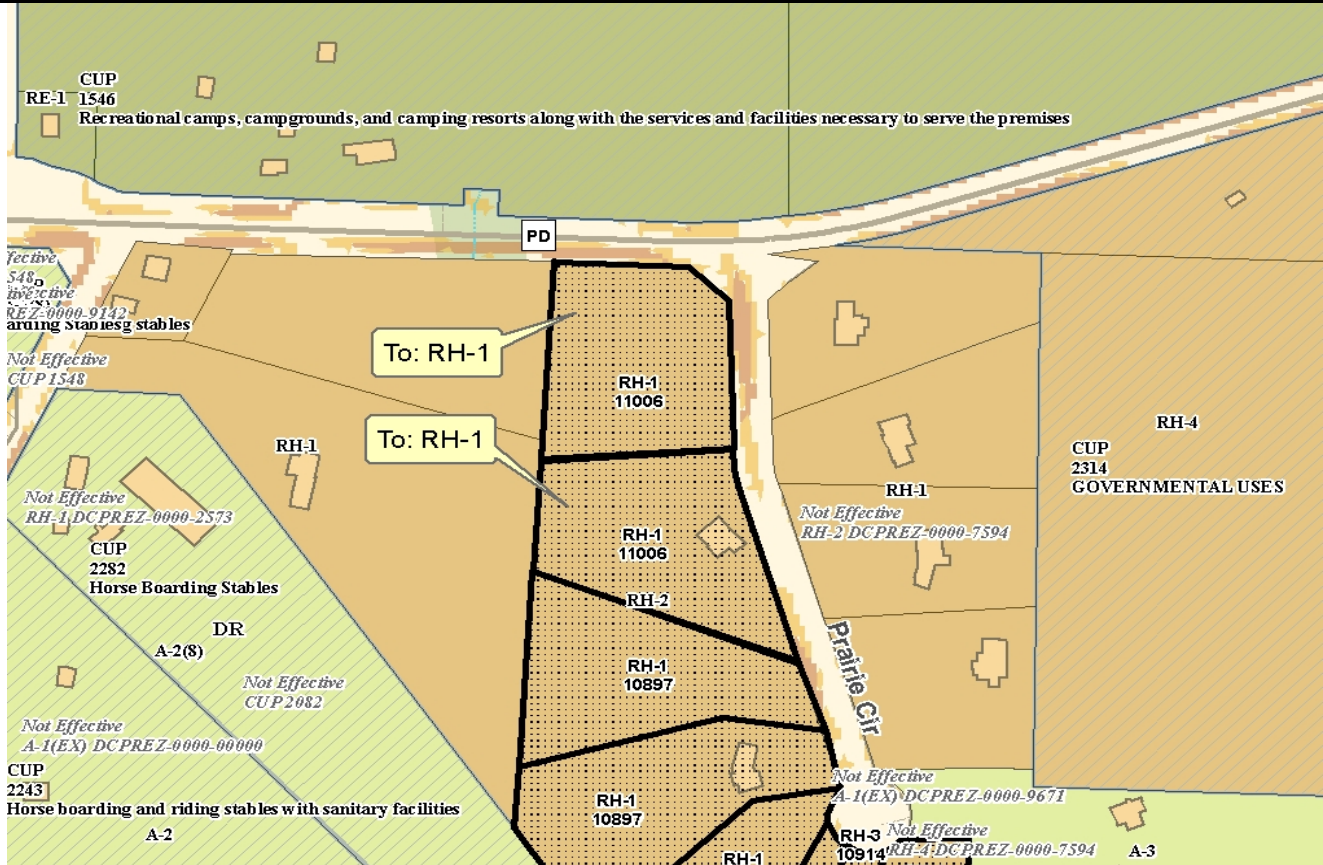




# Staff Report

<b>Public Hearing:</b> July 26, 2016	<b>Petition:</b> Rezone 11006
<b>Zoning Amendment:</b> RH-2 Rural Homes District to RH-1 Rural Homes	<b>Town/sect:</b> Verona Section 07
<b>Acres:</b> 2.75, 2.5 <b>Survey Req.:</b> Yes	<b>Applicant:</b> Wayne S Weber
<b>Reason:</b> Creating two residential lots	<b>Location:</b> 2821 Prairie Circle

## Zoning and Land Regulation Committee



**DESCRIPTION:** Applicant proposes to divide an existing residential parcel to create one additional new residential parcel. A total of 8 residential lots are currently located along Prairie Circle. Three different owners have petitioned to create a total of 5 new parcels on the western side of Prairie Circle. Petition 10897 proposed 1 new lot (approved in October 2015, now pending recording of 2 lot CSM); Petition 10914 proposed 3 new lots (currently pending, awaiting town action); Petition 11006 proposes 1 new lot (approved by town, now pending county approval). If the various proposals are approved, a total of 13 residential lots would be established on Prairie Circle.

**OBSERVATIONS:** Subject property is surrounded by adjoining rural residential and agricultural uses. No sensitive environmental features observed.

**TOWN PLAN:** The property is located in the town's Rural Residential planning area. The town requires a minimum of 2 acres for new lots in this area. The property is identified as a "town protected area" in the town of Verona / city of Verona intergovernmental boundary agreement. Pursuant to that agreement, the city of Verona will not object to development proposals that are consistent with the town's comprehensive plan.

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

**STAFF:** The proposal appears reasonably consistent with town plan policies and the town of Verona / city of Verona intergovernmental agreement.

**TOWN:** Approved with a condition requiring that the two lots be approximately the same size on the final CSM.