

Memorandum

To: Plan Commission

From: Katherine Holt, Community Development Specialist

Date: April 6, 2022

Re: Pavement Setback Zoning Text Amendment

The Building Inspectors have requested that the pavement setbacks be reinstated in the current Zoning Ordinance as these were removed. The advantage to having the pavement setback ensured that neighbors would not pave to the property line potentially creating drainage problems for their neighbors. This is typically a concern when installing concrete patios. The Building Inspectors request that a five (5)-foot pavement setback is reinstated for all Zoning Districts.

Sec. 13-1-101 – Bulk and Dimension Standards.

Amend the table to include minimum pavement setbacks of five (5) feet for all zoning districts.

Zoning Text Amendment Findings

A determination is required to ensure that a Zoning Text Amendment is in harmony with the recommendations of the City of Verona's Comprehensive Master Plan by answering the following questions posed in Section 13-1-215 of the Zoning Ordinance.

- a. *How does the proposed text amendment further the purposes of this title and the general article in which the amendment is proposed to be located as outlined in section 13-1-5?*

The proposed text amendment adds language that was removed from the previous Zoning Ordinance back into the recently approved Zoning and Sign Code.

- b. *How does the proposed text amendment further the purposes of the specific section in which the amendment is proposed to be located?*

The proposed text amendment adds language that was removed from the previous Zoning Ordinance back into the recently approved Zoning and Sign Code.

- c. *Which of the following factors has arisen that are not properly addressed in the current zoning text:*
1. *The provisions of this chapter should be brought into conformity with the Comprehensive Plan (if a factor related to the proposed amendment, note pertinent portions of the Comprehensive Plan);*
 2. *A change has occurred in the land market, or other factors have arisen which require a new form of development, a new type of land use, or a new procedure to meet said change(s);*
 3. *New methods of development or providing infrastructure make it necessary to alter this chapter to meet these new factors;*
 4. *If the proposed text amendment is concerned with the provisions of articles C and/or D: How does the proposed amendment maintain the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts?*

There were specific pavement setbacks to assist with drainage, but it was removed as part of the new Zoning and Sign Code. This removal was an oversight by Staff and we are correcting our error.

Recommendation:

Staff recommends the following Plan Commission actions:

1. Recommend the Common Council approve the zoning text amendment for Section 13-1-101 – Bulk and Dimensional Standards to add a minimum pavement setback of five (5) feet for all zoning districts.

