

Villas at Creekside Subdivision

Adjustment Class-2 Application Table 511-2 (Lot Standards)

Proposal:

An adjustment to lot to depth is being requested for Lots 3-11. These lots are double frontage lots, with frontage along the proposed interior local street and frontage along Creekside Drive. Per Table 511-2, double frontage lots require a minimum lot depth of 120 feet. These lots do not meet this minimum:

- *Lot 3: 100 feet in depth
- *Lot 4: 100 feet in depth
- *Lot 5: 100 feet in depth
- *Lot 6: 100 feet in depth
- *Lot 7: 100.1 feet in depth
- *Lot 8: 100.12 feet in depth
- *Lot 9: 100.23 feet in depth
- *Lot 10: 100.34 feet in depth
- *Lot 11: 100.34 feet in depth

The applicant is requesting an adjustment to the lot depth required for double frontage lots.

Adjustment Criteria-SRC 250.005(d)(2) Criteria

(A) The purpose underlying the specific development standard proposed for adjustment is:

- (i) Clearly inapplicable to the proposed development; or***
- (ii) Equally or better met by the proposed development.***

(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant's Reasons:

- (A) The applicant is requesting a zoning adjustment to Table 5111-2. An adjustment to lot to depth is being requested for Lots 3-11. These lots are double frontage lots, with frontage along the proposed interior local street and frontage along Creekside Drive. Per Table 511-2, double frontage lots require a minimum lot depth of 120 feet. These lots do not meet this minimum:

- *Lot 3: 100 feet in depth
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- *Lot 8: 100.12 feet in depth
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The applicant is requesting an adjustment to the lot depth for double frontage lots.

In order to provide street connections and circulation, the size and layout of the lots had to be taken into consideration. In order to minimize access onto Creekside Drive, a street has been provided along the north property line of the lots, therefore, the required 120-foot lot depth for Lots 3-11 could not be met.

Meeting this standard is not feasible due to the proposed street connection and street improvements along Creekside Drive.

The purpose of this requirement is to avoid creating lots with two frontages that would be affected by streets on two side, which could create homes too close to the right-of-way. As stated above, in order to provide street connections and circulation, the size and layout of the lots had to be taken into consideration. Due to the proposed street connection and street improvements along Creekside Drive, creating lots that meet the 120-foot lot depth is not feasible.

These lots do not affect the rest of the subdivision or the proposed lots. The lots will still provide large setbacks and open space areas on the lots. Therefore, the proposed adjustment equally or better meets the standard.

- (B) The subject property is zoned RA and is located in a residential area. The properties to the north, east, and south are all zoned RA and RS.

The RA zone allows for this property to be subdivided.

The proposal will have little to no impact on the surrounding neighborhood. The purpose of this requirement is to avoid creating undevelopable lots. As stated above, in order to provide the street connection and right-of-way dedication, the size and layout of the lots had to be taken into consideration. Due to the location of the street connection, and the required improvements, the required 120-foot lot depth for Lots 3-11 could not be met.

These lots do not affect the rest of the subdivision or the proposed lots. The lots will meet setbacks and provide open space areas on the lots. Therefore, this proposal will not detract from the livability or appearance of the residential area.

Any conditions placed on the subdivision will require Code compliance, which will help ensure minimal to no impacts on the neighborhood.

- (C) The proposed adjustment will not affect surrounding existing or proposed development. The applicant is requesting more than one adjustment.