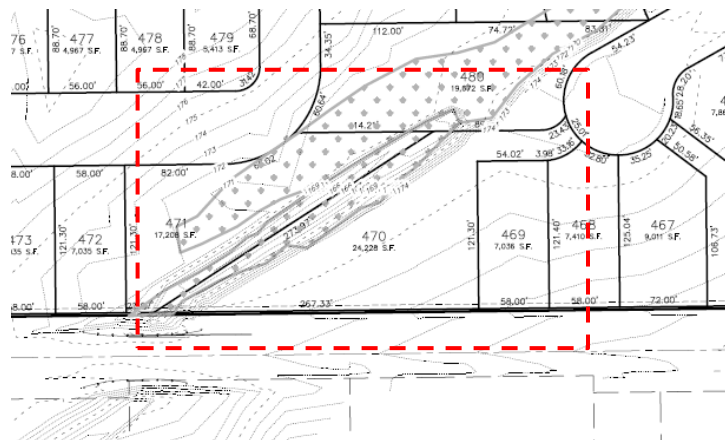
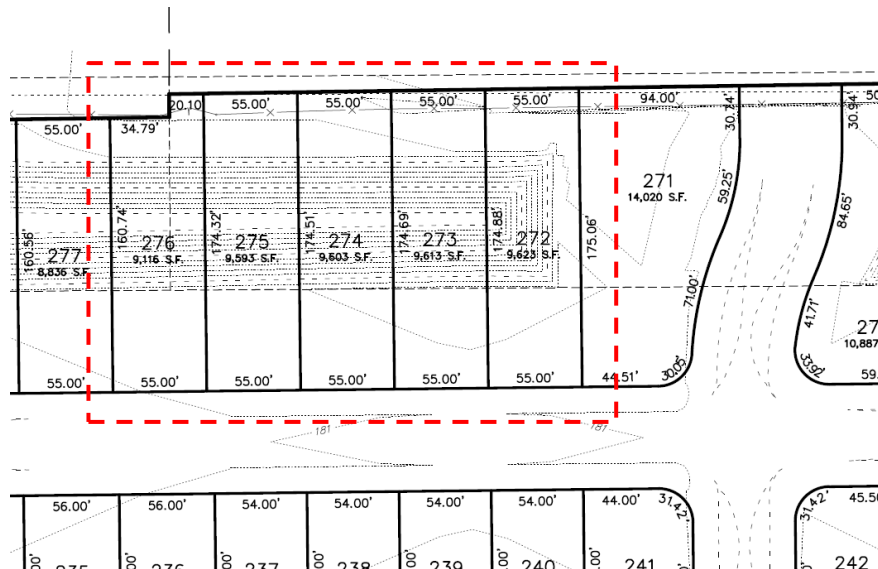


Northstar Subdivision

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

Proposal:

An adjustment to lot to depth ratio is also being requested for Lots 272-276 in Segment I and Lot 470 in Segment E.



The minimum lot width required for lots in the RS zone is 40 feet with a minimum lot depth of 70 feet. Table 111-2 only allows a maximum lot depth of 300% of average lot width.

The applicant is requesting an adjustment to the lot width to lot depth maximum.

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. The minimum lot width required for lots in the RS zone is 40 feet with a minimum lot depth of 70 feet. Table 111-2 only allows a maximum lot depth of 300% of average lot width

The applicant is requesting an adjustment to the lot width to lot depth maximum. In order to provide street connections and circulation, the size and layout of the lots had to be taken into consideration. Therefore, some lots exceed the minimum and maximum requirements.

Lots 272 through 276 in Segment I of Northstar Subdivision are all 55 feet in width, therefore, only allowing a maximum lot depth of 165 feet. However, all five of these lots exceed 165 feet in lot depth.

Lot Depth

Lot 272-174 feet
Lot 273-174 feet
Lot 274-175 feet
Lot 275-174 feet
Lot 276-168 feet

Lot 470 in Segment E of Northstar Subdivision is 25 feet in width, therefore, only allowing a maximum lot depth of 75 feet.

Lot Depth

Lot 470-198 feet

The purpose of this requirement is to avoid creating long narrow lots. 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 required street extensions near these lots, creating smaller lots is not feasible.

The longer lots do not affect the rest of the subdivision or the proposed lots. The longer lots actually provide larger lots to help meet setbacks and provide larger open space areas on the lots. Therefore, the proposed adjustment equally or better meets the standard.

- (B) The subject property is zoned RS and is located in a residential area. The properties to the north, east, south, and west are all zoned RS (Single Family Residential). The RS 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 long narrow lots. 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 required street extensions near these lots, creating smaller lots is not feasible.

The longer lots do not affect the rest of the subdivision or the proposed lots. The longer lots actually provide larger lots to help meet setbacks and provide larger 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 not requesting more than one adjustment.