

Coburn Estate Subdivision

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

Proposal:

An adjustment to lot to depth ratio is being requested for proposed Lots 34-42, Lots 45-49, Lots 51-56, Lots 69-71, Lot 27, and Lot 87.

Lots 34-42, Lots 45-49, Lots 51-56, Lots 69-71 are located within the RM2 zone. The minimum lot width required for townhome lots in the RM2 zone is 20 feet with a minimum lot depth of 70 feet. Table 514-2 only allows a maximum lot depth of 300% of average lot width.

Lots 27 and 87 are located within the RA zone. The minimum lot width required for lots in the RA zone is 40 feet with a minimum lot depth of 70 feet. Table 510-2 and 511-2 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 Tables 514-2, 510-2 and 511-2. The minimum lot width required for lots in the RA/RS zone is 40 feet with a minimum lot depth of 70 feet. The minimum lot width for townhome lots within the RM2 zone is 20 feet with a minimum lot depth of 70 feet. Tables 514-2, 510-2 and 511-2 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. Due to the location of the lots and street connections, the long and narrow lot were created.

The purpose of this requirement is to avoid creating long narrow lots. As stated above, in order to provide for future development of the lot and street connection, the layout of the lots had to be taken into consideration.

The longer lots does not affect the rest of the subdivision or the proposed lots. The longer lot actually provides for larger setbacks and buffers. The longer lots will also allow for adequate development. Therefore, the proposed adjustment equally or better meets the standard.

- (B) The subject property is zoned RM2 and RA and is located in a residential area. The RA and RM2 zones allow for this property to be subdivided.

The subject property is located on the northeast intersection of Kuebler Boulevard SE and Battle Creek Road.

The surrounding properties are zoned and used as follows:

North: PH (Public Health); vacant land and existing single-family dwellings
East: RA (Residential Agriculture); vacant land and existing single-family dwellings
South: RA (Residential Agriculture); vacant land and existing single-family dwellings
West: Across Reed Road, FMU (Fairview Mixed-Use); vacant land and existing single-2

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 and an adequate subdivision layout, the size and layout of the lots had to be taken not consideration. Due to the location of the lots, topography and required street extensions, creating shorter lot depth is not feasible.

The longer lot does not affect the rest of the subdivision or the proposed lots. In order to meet the lot to depth ratio other lays would be affected and street connections would not be feasible.

Therefore, in order to meet lot requirements for other lots within the subdivision and provide all required street connection, longer lots were created. Therefore, by providing a layout that meets code and circulation requirements, 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.