

Coburn Estate Subdivision

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

Proposal:

An adjustment to lot to depth ratio is being requested for Lots 587, 588, and 589 within Segment K.

The subject lots are zoned RS. The minimum lot width required for lot in the RS zone is 40 feet with a minimum lot depth of 70 feet. Table 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.

Allowed:	Proposed:
Lot 587-134'	145'
Lot 588-152'	160'
Lot 589-148'	169'

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 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. Tables 510-2 and 511-2 only allow a maximum lot depth of 300% of average lot width

The applicant is requesting an adjustment to the lot width to lot depth maximum for Lots 587, 588, and 589 within Segment K.

In order to provide the stormwater facility on Lot 662 and meet Public Works standards for 48th Drive, the size and layout of Lots 587, 588, and 589 within Segment K changed. Due to the location of the lots and street standards, the long and narrow lots 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 stormwater facility and meet street standards, the layout of the lots had to be taken into consideration.

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

- (B) The subject lots are zoned RS and is located in Segment K of the Northstar Subdivision (SUB07-13AMOD3).

The subject property is located on Kale Road. The vicinity map is attached as shown. The surrounding land uses within the vicinity are zoned and used as follows and as shown.

North: Marion County UT-5 (Urban Transition); single-family homes, light agriculture

East: Marion County EFU (Exclusive Farm Use), heavy agriculture

South: RS (Single-Family Residential), RZ (Residential Agriculture) and Marion County UT-5; single family homes, vacant land, parks

West: RM2 (Multiple Family Residential) and Marion County UT-20 (Urban Transition); manufactured home park, agricultural uses

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 meet street standards, the size and layout of the lots had to be taken into consideration. Due to the location of the lots and required street standards, 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 lots and street standards would be affected.

Therefore, in order to meet lot requirements for other lots within the subdivision and provide all required street standards, longer lots were created. By providing a layout that meets code and street 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 per SUB07-13AMOD3.