

Coburn Estates-Subdivision

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

Proposal:

The subject property is about 32.55 acres in size and zoned RA (Residential Single Agriculture) and RM2 (Multi-Family Residential). The applicant is proposing to divide the subject property into 177 residential lots (within 4 Phases/Sections).

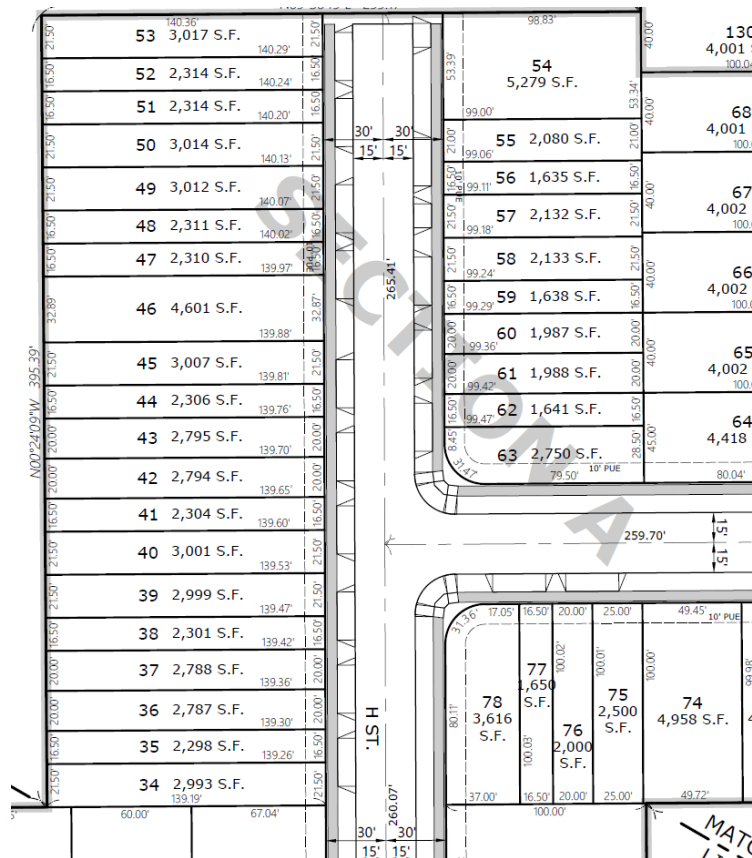
Section A: 82 Lots (Lots 34-75 are designed for townhomes)

Section B: 24 Lots

Section C: 37 Lots

Section D: 34 Lots

Lots 34-75 are designated for townhomes. Per Table 514-2, Townhomes in the RMII require a minimum lot width of 20 feet. An adjustment to lot width is being requested for Lots 35, 38, 41, 44, 47, 48, 51, 52, 56, 59, and 62. All eleven (11) of these lots have a lot width of 16.50 feet where 20 feet is required.



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 514-2. The minimum lot width required for lots in the RMII zone is 20 feet t.

The applicant is requesting an adjustment to the lot width. In order to provide street connections, preserve trees, and meet density requirements, the size and layout of the lots had to be taken into consideration. Due to the location of street connections and meeting density requirements, minimum lot width on 11 lots could not be met.

The purpose of this requirement is to avoid creating long narrow lots. As stated above, in order to provide street connections and meet density, the size and layout of the lots had to be taken into consideration. Due to the required street connections and meeting minimum density requirements, creating wider lots is not feasible.

The narrow lots do not affect the rest of the subdivision or the proposed lots. The narrow lots actually provide more density within the RMII zone which is a needed housing type. Therefore, the proposed adjustment equally or better meets the standard.

(B) The subject property is zoned RMII. The RMII zone allowed the development of townhomes.

The proposal will have little to no impact on the surrounding neighborhood. The purpose of this requirement is to avoid creating narrow lots. As stated above, the narrow lots actually provides more density and a needed housing type.

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.