

Oak Grove Subdivision

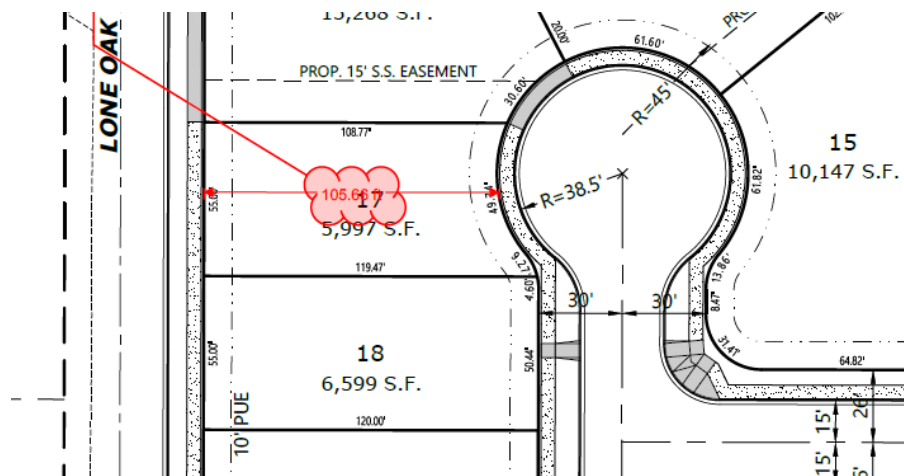
Adjustment Class-1 Application Table 511-2 (Lot Standards)

Proposal:

An adjustment to lot to depth is being requested for Lot 17. Lot 17 is a double frontage lot, with frontage along the proposed interior local street and frontage along Lone Oak Road. Per Table 511-2, double frontage lots require a minimum lot depth of 120 feet. Lot 17 does not meet this minimum.

*Lot 17=105.66 feet in depth

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



Adjustment Criteria-SRC 250.005(d)(1) Criteria

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

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

(B) The proposed adjustment will not unreasonably impact surrounding existing or potential uses or development.

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 Lot 17. Lot 17 is a double frontage lot, with frontage along the proposed interior local street and frontage along Lone Oak Road. Per Table 511-2, double frontage lots require a minimum lot depth of 120 feet. Lot 17 does not meet this minimum.

*Lot 17=105.66 feet in depth

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. Due to the location of the required interior streets, and the required right-of-way dedication along Lone Oak Road, the required 120-foot lot depth for Lot 17 could not be met.

Therefore, meeting this standard is not feasible due to required street connections and right-of-way dedication.

The purpose of this requirement is to avoid creating lots with two frontages that would be affected by streets on two sides, 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 required street connections and right-of-way dedication, creating lots that meet the 120-foot lot depth is not feasible adjacent Lot 17.

Lot 17 does not affect the rest of the subdivision or the proposed lots. Lot 17 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 required street connections and right-of-way dedication, the size and layout of the lots had to be taken into consideration. Due to the location of the required street connection and the required right-of-way dedication along Lone Oak Road, the required 120-foot lot depth for Lot 17 could not be met.

Lot 17 does 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.