Creekside-Partition

Adjustment Class-2 Application
Table 511-2 (Lot Standards)
July 11, 2023

Proposal:

The subject property consists of approximately 13.6 acres (083W22BA/Tax Lots 100 and 7000/083W22AB) and are zoned RA (Residential Agriculture).   In 1995, a Property Line Adjustment was recorded to eliminate Tax Lot 100 via Recorded Survey MCSR-33075. Therefore, the subject property only consists of Tax Lot 7000 now.

The proposal is to divide approximately 13.6 acres into 2 Parcels:

Proposed:
Parcel 1- 10.64 Acres
Parcel 2- 2.96 Acres

Proposed Lot Width:
*Parcel 1- 320.70'
*Parcel 2- 130'

Proposed Lot Depth: An adjustment to lot width to depth ratio (Table 511-2) has been requested.
*Parcel 1-1600' (962' allowed)
*Parcel 2- 1030' (390' allowed)

The minimum lot width required for lots in the RA 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.

Both parcels exceed the lot width to depth ratio. 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)Clearly satisfied by the proposed development.

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

   (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 RA 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.

The shape and layout of the parcels had to be taken into consideration. Due to the location of existing lots and existing streets, both parcels are long. Therefore, both parcels exceed the maximum requirement.

The purpose of this requirement is to avoid creating long narrow lots. The adjustment will allow Parcel 1 to remain as a large open space area for the golf course. The adjustment will allow Parcel 2 to be further developed with dwellings that can have access onto Creekside Drive and not affect the golf course.

The longer lots do not affect the rest of the subdivision or the proposed parcels. It actually enhances the existing subdivision by continuing to provide an open space area for golf course while providing the potential for addition housing needs. Therefore, the proposed adjustment is clearly satisfied by the proposed development.

(B) The subject property is zoned RA and is located in a residential area. The properties to the north, east, south, and west are all zoned RS and RA. The RA zone allows for this property to be partitioned.

The proposal will have little to no impact on the surrounding neighborhood. The purpose of this requirement is to avoid creating long narrow lots. The adjustment will allow Parcel 1 to remain as a large open space area for the golf course. The adjustment will allow Parcel 2 to be further developed with dwellings that can have access onto Creekside Drive and not effect the golf course.

The longer lots do not affect the rest of the subdivision or the proposed parcel. It actually enhances the existing subdivision by continuing to provide an open space area for golf course while providing the potential for addition housing needs.

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.