



Legislation Text

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(Quasi-Judicial) Design Plat approval of Hampton Lane Subdivision, eight lots on 3.29 acres more or less. Located at 2502 Northwest 16th Avenue. Zoned: RSF-1 (single-family residential, 3.5 du/acre). Petition 99SUB-05DB. (B)

The Development Review Board (DRB) reviewed a request to approve a design plat of Hampton Lane Subdivision at a public hearing held July 14, 2005. By a vote of 5-1, the Development Review Board approved Petition 99SUB-05DB, with staff conditions.

The petitioner is proposing to create eight lots on 3.29 acres more or less, on property zoned RSF-1, having an allowable residential density of 3.5 dwelling units (11 lots allowed). The density being proposed is 2.43 dwelling units per acre. The property in question contains a residence, and a garage with second floor space above. Both structures are to be removed as part of this proposed development. In addition, the DRB recommended that a minimum of eight existing or planted shade trees be required per lot. Access to the subdivision is from a 350+ foot long cul-de-sac that will connect to the north side of Northwest 16th Avenue.

The DRB approval was for nine lots. Since the DRB meeting, several neighbors have questioned whether the proposed lots on the cul-de-sac meet the requirement for 85-foot minimum width measured at minimum front setback. The neighbors note that the minimum front setback in the Land Development Code is 20 feet. The City's interpretation for decades has been that the plat can indicate deeper minimum front setbacks on pie-shaped lots and measure the width at that point. The petitioner has resolved the issue by reducing the proposed number of lots from nine to eight and proposing larger (wider) lots.

None

Development Review Board to City Commission - The City Commission approve Petition 99SUB-05DB, with staff conditions, and with the modification that a minimum of eight existing or planted shade trees be required per lot.

Staff to Development Review Board - The Design Plat is approvable with conditions.