

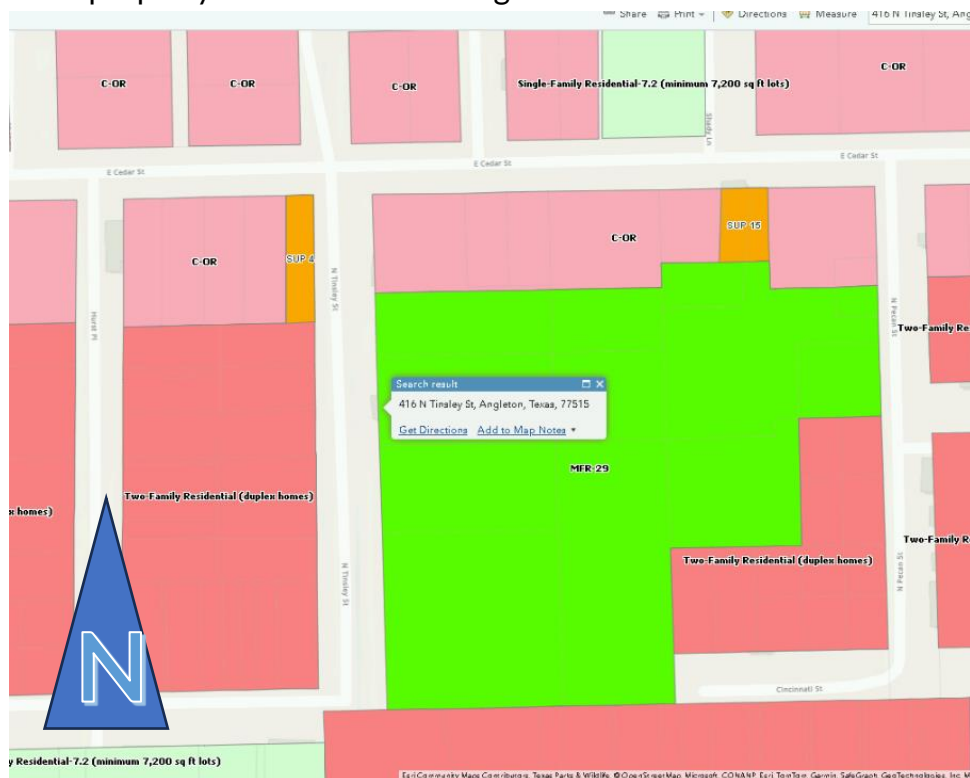
## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** December 9, 2025  
**PREPARED BY:** Otis T. Spriggs, AICP, Development Services Director  
**AGENDA CONTENT:** Discussion of a concept review of a Preliminary Layout for the property at 416 N. Tinsley Street at Cincinnati Street, proposed by Torrian Miller for a 7-lot single residential subdivision, located on property zoned MF-29 Zoning District.  
**AGENDA ITEM SECTION:** Regular Agenda Item.

**BUDGETED AMOUNT:** None  
**FUNDS REQUESTED:** None  
**FUND:** None

### EXECUTIVE SUMMARY:

Torrian Miller requests to present a concept for Council's review and feedback on a Preliminary Layout for the property at 416 N. Tinsley Street at Cincinnati Street, proposing a 7-lot residential subdivision located on property zoned MF-29 Zoning District.



**ZONING MAP**

## **Zoning Code Requirements:**

Single-family, duplex, patio home, or townhouse residential units constructed in this district shall conform to **SF-6.3**, 2F, SF-PH or SFA district standards, respectively.

### **Sec. 28-46. SF-6.3—Single-family residential-6.3 district requirements are as follows:**

- (a) *General purpose and description:* The SF-6.3, Single-Family Residential-6.3, district is intended to provide for development of primarily detached, single-family residences on small, compact lots of not less than 6,300 square feet in size in logical neighborhood units.
- (b) *Permitted uses:*
  - (1) Those uses listed for the SF-6.3 district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.
- (c) *Height regulations:*
  - (1) *Maximum height:*
    - a. Two and one-half stories, and not to exceed 35 feet, for the main building/house.
    - b. One story for other accessory buildings, including detached garage, garden shed, gazebo, etc.
- (d) *Area regulations:*
  - (1) *Size of lots:*
    - a. *Minimum lot area:* 6,300 square feet.
    - b. *Minimum lot width:* 60 feet.
    - c. *Minimum lot depth:* 100 feet.
  - (2) *Size of yards:*
    - a. *Minimum front yard:* 35 feet.
    - b. *Minimum side yard:* Ten feet, zero inches for interior side yard; 15 feet for a corner lot on a street; 30 feet for a key corner lot.
    - c. *Minimum rear yard:* Twenty feet for the main building and any accessory building(s); 25 feet for rear entry garage. (See section 28-103 for accessory building standards.)
  - (3) *Parking regulations:*
    - a. *Single-family dwelling unit:* A minimum of two parking spaces on the same lot as the main structure and on a paved driveway having a minimum length of 25 feet as measured from the street right-of-way line.

**Recommendation:** The City Council should receive the conceptual presentation and provide feedback.