

## **Staff Report**

**ACTION ITEM:** Request for approval of a minor subdivision plat of Cara's First Subdivision

**APPLICANT:** Country Life, LLC

**APPLICANT STATUS:** Property Owner

**PURPOSE:** To re-subdivide one lot and portions of several other lots of the original Oliver Morton's Fourth Subdivision into two lots, one with the house and one without.

**SIZE:** .419 acres approx..

**PRESENT USES:** Single Family residence

**PROPOSED USE:** Single family residence and buildable lot

**ZONING:** R-2 Single Family Residential

**SURROUNDING LAND USE:** R-2 Single Family Residential in all directions

**HISTORY:** This parcel is made up of one lot in Oliver Morton's Subdivision and

**TRANSPORTATION AND PARKING:** Unknown parking for existing house; any new construction of a single family home would require at least one off-street parking space be constructed.

**APPLICABLE REGULATIONS:** Land Subdivision Regulations (Chapter 57); Zoning Code (Chapter 65)

**2009 COMPREHENSIVE PLAN:** Residential Use

**FLOODPLAIN INFORMATION:** This property is not located in a floodplain per FEMA panel 29031C0144E dated 9/29/11.

**PHYSICAL CHARACTERISTICS:** Existing house on the western part of the existing parcel. Vacant area with a significant elevation change on the eastern part of the parcel.

**COMMENTS:** The applicant is requesting a variance from the minimum 75' lot width to allow two 60' wide lots. This parcel is located in an older subdivision with typical 60' lot widths. Both lots will exceed the minimum 8,000 sq. ft. lot size.

**ACTION REQUIRED:** The Commission shall vote to approve or deny the request, with the variance request made part of the motion to approve. The Commission's vote serves as a recommendation to the Board of Aldermen.