



Legislation Text

File #: 20-007, Version: 1

TO: Mayor Bien-Willner and Town Council Members

FROM: Jill B. Keimach, Town Manager
Jeremy Knapp, Community Development Director
George Burton, Senior Planner

DATE: January 9, 2020

DEPARTMENT: Community Development

AGENDA TITLE:

Approval of a Lot Line Adjustment Request on Five Star Area C - Located at 7000 E. Lincoln Drive

RECOMMENDATION:

Approve the Five Star Development lot line adjustment request for Area C Lots 35-37.

REQUEST:

The applicant requests a non-administrative land modification for a lot line adjustment on Area C, to modify the property lines on Lots 35 - 37.

BACKGROUND:

History and Scope of Request

Five Star Area C is comprised of thirty-nine single family residential lots and a private roadway tract. The applicant is proposing to modify the property lines on Lots 35, 36, and 37 (slightly moving two lot lines on the affected lots to increase the size of Lot 35). The enclosed plat illustrates the location and boundaries of the existing and proposed lot lines. The modified lots are compliant with the Special Use Permit requirements, in which each lot shall maintain a minimum size of 12,000 square feet (with the smallest modified lot size maintaining a lot size of 15,786 square feet):

Lot #	Existing Area	Proposed Area	SUP (Min/Average Area)
35	14,945 sq ft	15,786 sq ft	12,000 sq ft/14,191 sq ft
36	17,939 sq ft	18,035 sq ft	12,000 sq ft/14,191 sq ft
37	25,580 sq ft	24,644 sq ft	12,000 sq ft/14,191 sq ft

In accordance with Article 6-9 of the Town Code, non-administrative land modifications shall follow the final plat process, which requires Town Council review and approval. As a result, the Town Council must act on the lot line adjustment within forty (40) days from when staff deems the application complete (with the 40th day being January 13, 2020) and the neighboring properties must

be notified of the upcoming public meeting date. This application is scheduled from action at the January 9, 2020 Council meeting.

Town Council Review

The Town Council reviewed the request at the December 5, 2019 work study session. During the work study review, the Vice Mayor identified, and the full Council concurred that the non-vehicular access easement (NVAE), which was illustrated on the original plat map, was not shown on this lot line adjustment plat. The applicant updated the lot line adjustment plat to include the NVAE.

ATTACHMENT(S):

- A - Application
- B - Vicinity Map & Aerial Photo
- C - Narrative
- D - Lot Line Adjustment Plat
- E - Power Point Presentation