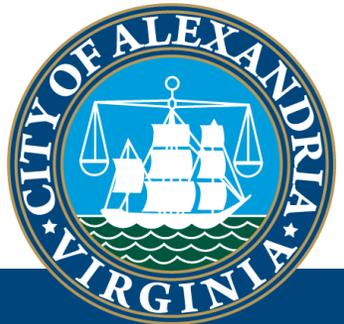


1233 North Pickett Street Subdivision

Subdivision #2023-00007

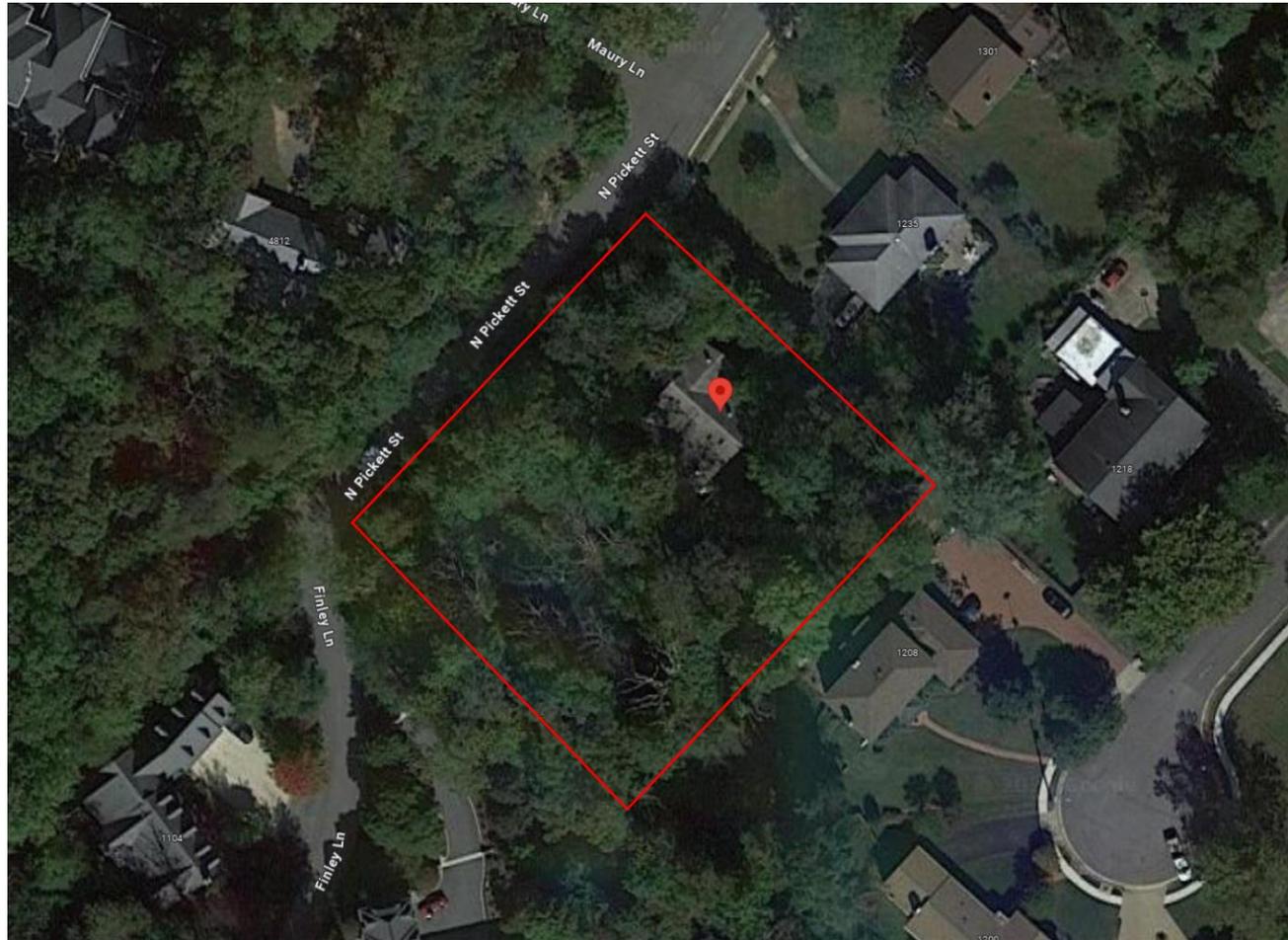
City Council
March 16, 2024



This presentation is subject to changes prior to hearing

Subject Site and Context

Zoned R-20 and surrounded by single-unit homes





The Planning Commission recommends approval



Supplemental information



| | Required/Permitted | Existing | Proposed | |
|--------------------------|--------------------|----------------|--|----------------|
| | | | Lot 500 | Lot 501 |
| Size | 20,000 Sq. Ft. | 43,156 Sq. Ft. | 20,000 Sq. Ft. | 23,156 Sq. Ft. |
| Width | 100.0 Ft | 228.29 Ft. | 107.59 Ft. | 120.70 Ft. |
| Frontage | 75.0 Ft. | 228.29 Ft. | 107.59 Ft. | 120.70 Ft. |
| Front Yard | 40.0 Ft. | 60.5 Ft. | Future development required to comply with all R-20 zoning requirements. | |
| Side Yard (North) | 12 Ft., 1:2 ratio | 29.8 Ft. | | |
| Side Yard (South) | 12 Ft., 1:2 ratio | 145.3 Ft. | | |
| Rear Yard | 12 Ft., 1:1 ratio | 80.6 Ft. | | |
| Floor Area | 0.25 | ~0.05 | | |