

Subdivision #2014-0013 200 and 212 Lloyd's Lane

- Appeal of Planning Commission denial of subdivision request
- Request to divide two parcels into three lots
- New single-family dwellings are planned
- Meets R-12 zone requirements



WILL BE INSTALLED AT A
ON THE PROJECT.
SET AS INDICATED.
OF JULY, 2014.

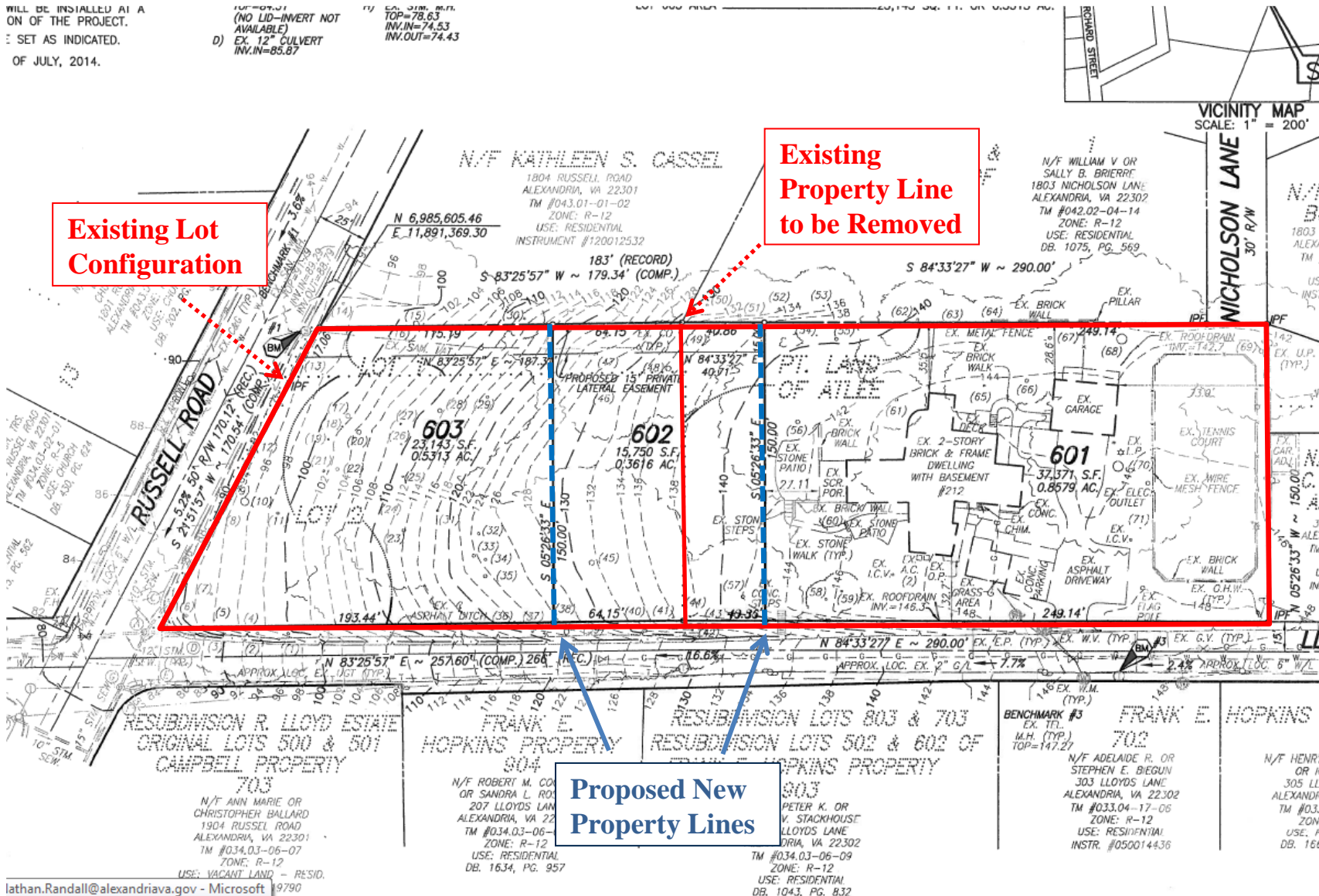
NO LID-INVERT NOT
AVAILABLE)
EX. 12" CULVERT
INV. IN=85.87

EX. 12" CULVERT
INV. IN=74.53
INV. OUT=74.43

Existing Lot
Configuration

Existing
Property Line
to be Removed

Proposed New
Property Lines



City Council

Subdivision Appeal

1.24.2015

PLANNING & ZONING

Subdivision #2014-0013

200 and 212 Lloyd's Lane

- “Lot character” question
 - New lots must be substantially consistent with other nearby lots with regard to several lot features
 - “Original subdivision”
 - Area of comparison



Section 11-1710(B)

“Lots covered by a re-subdivision shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land within the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.”

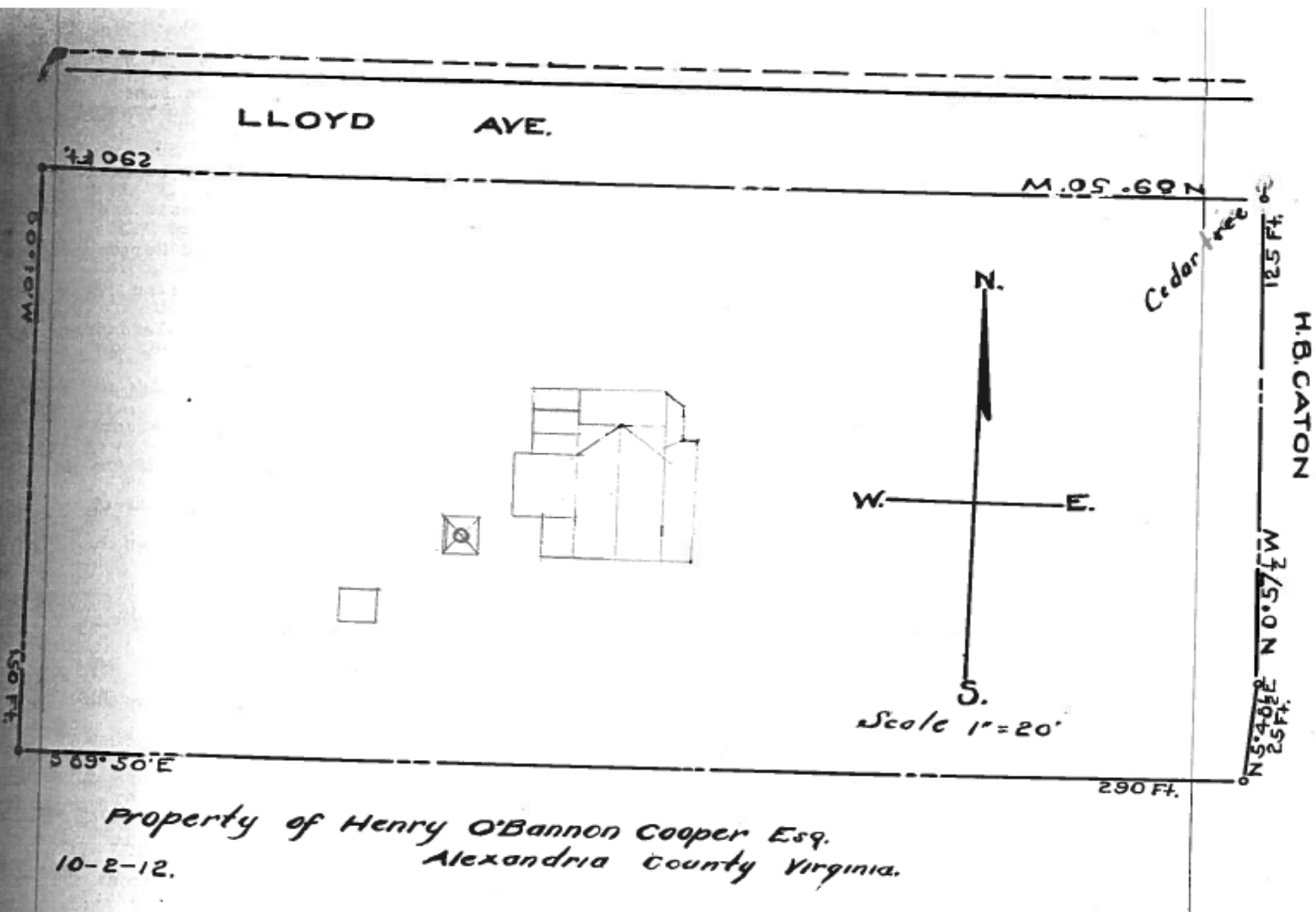


Section 11-1710(B)

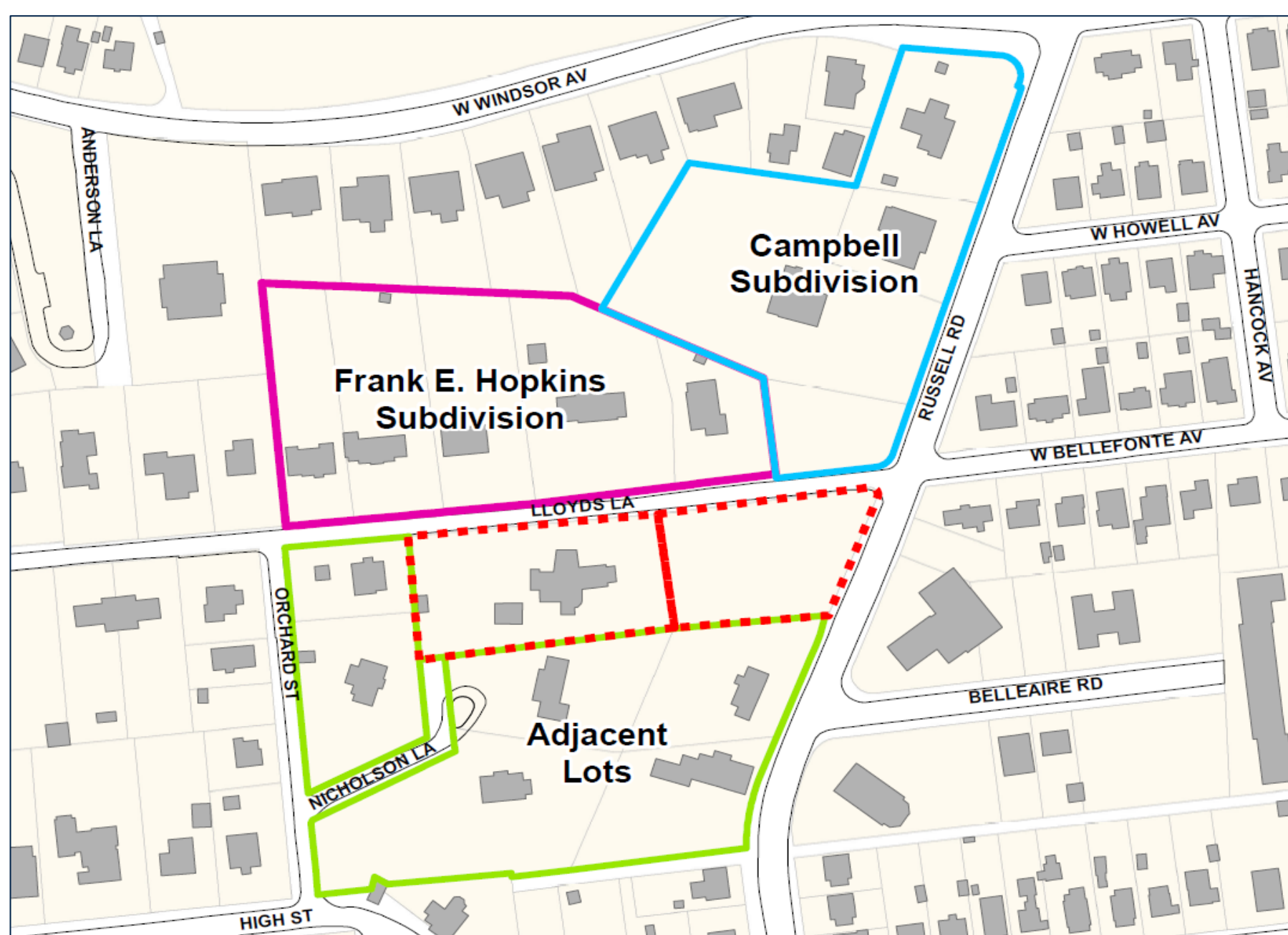
“In determining whether a proposed lot is of substantially the same character for purposes of complying with this provision, the commission shall consider the established neighborhood created by the original subdivision, evidence of which may be shown by:

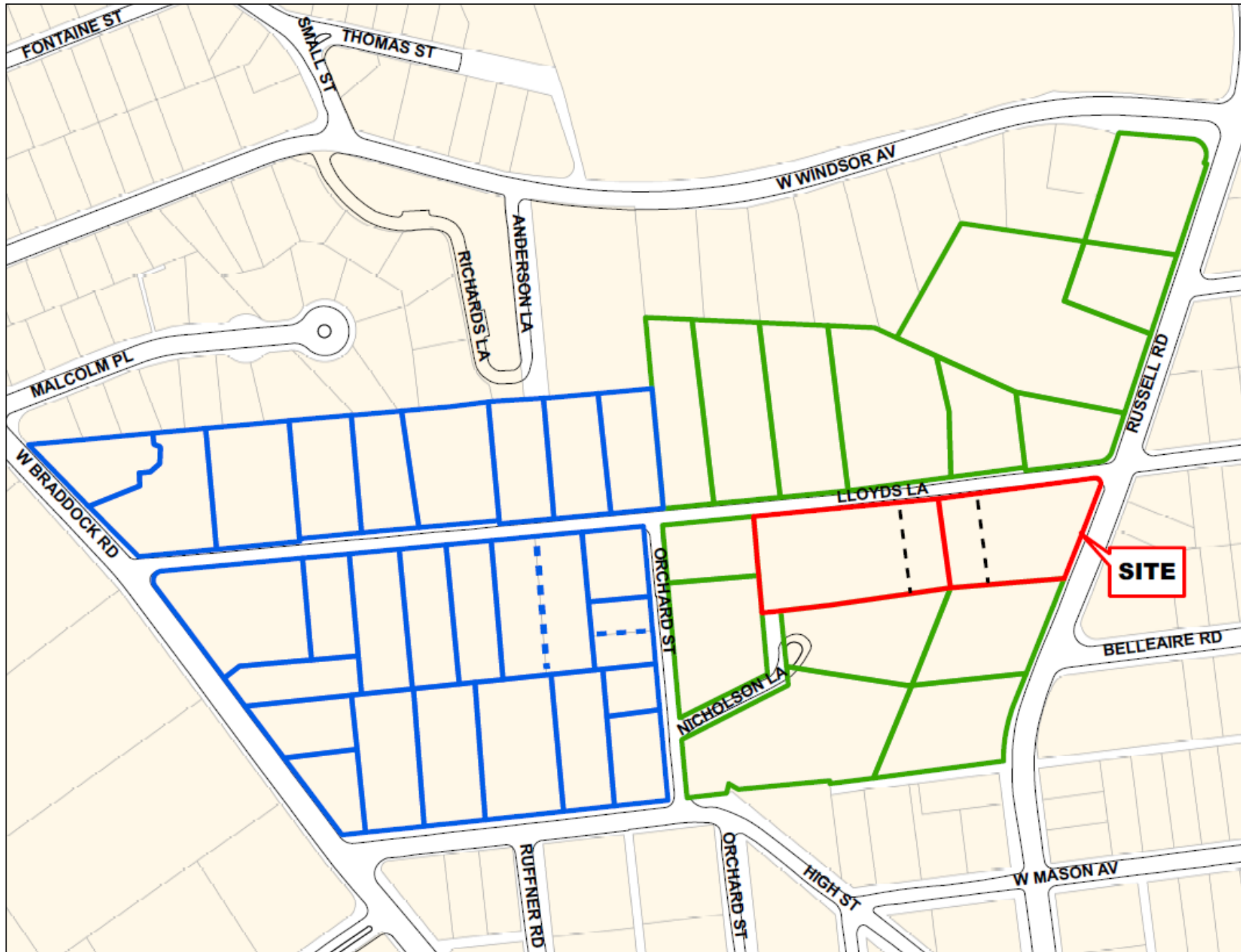
1. Subdivision plat documents, including amendments to the subdivision over time, as well as the development that has occurred within the subdivision; and
2. Land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.” (Emphasis added)











Neighborhood Character

- 13% of lots within area of comparison are smaller than 16,000 square feet (Proposed Lot 602 = 15,750)
- 33% of lots within area of comparison are smaller than 24,000 square feet (Proposed Lot 603 = 23,143)
- 26% of lots within area of comparison have frontage close to the 105 feet of frontage proposed for Lot 602
- Dominant "lot character" in area of comparison is of larger lots (above 24,000 square feet) and wider lots
- Alternative or hypothetical analyses do not change conclusion



Conclusion

- Proposed lots are not substantially consistent with the character of other lots as developed in area of comparison
- Staff and Planning Commission continue to recommend DENIAL of the subdivision request

