

# 23-MPLAT-0040

## East Burnett Ave Minor Plat

**Development Review Committee**

Ethan Lett, Planner I

May 10, 2023



# REQUESTS

- Waiver from LDC Section 5.2.2 to allow three lots to be less than the minimum required width of 35'



# CASE SUMMARY

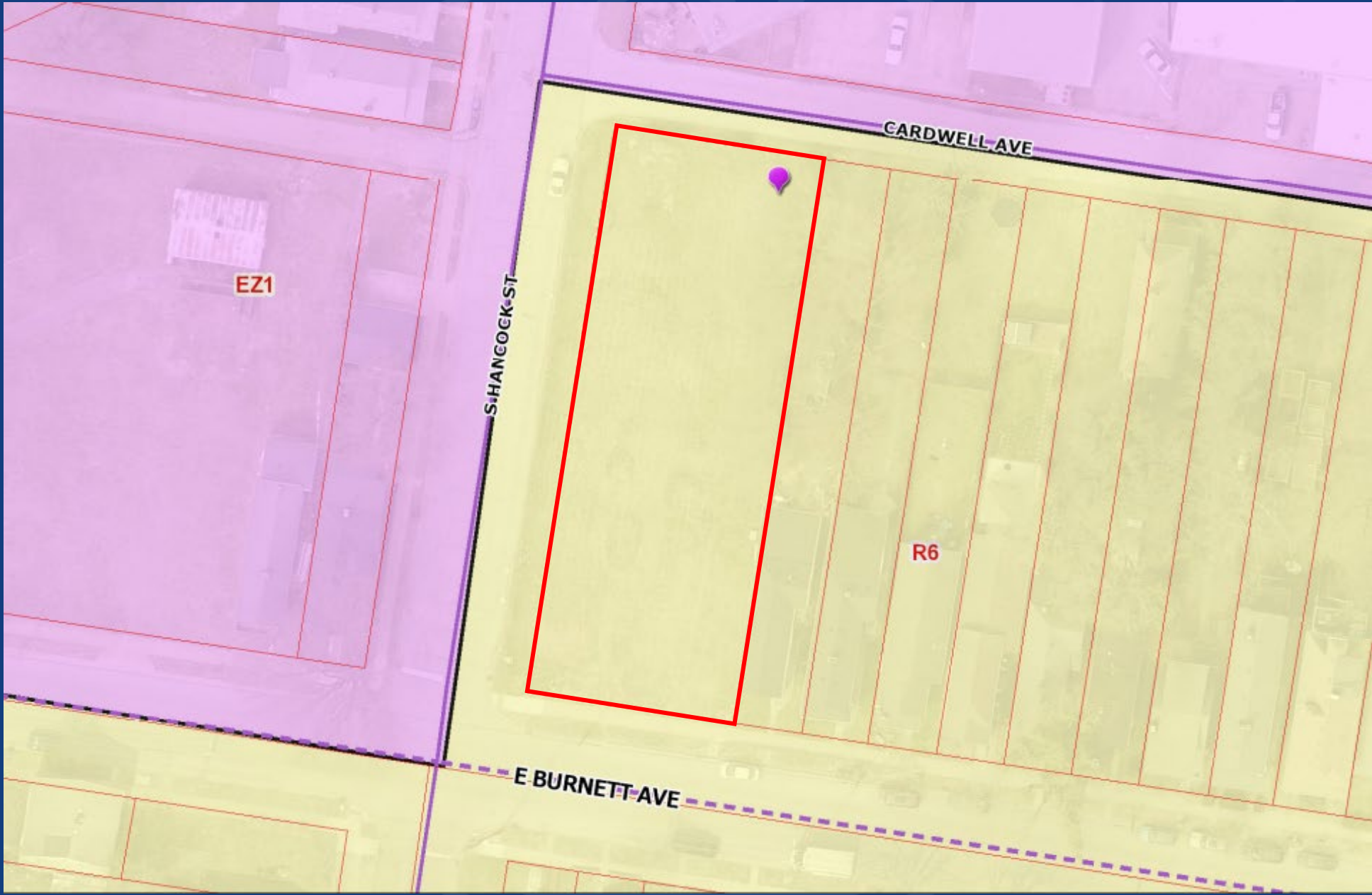
- Creating 3 lots from 1
- R-6 Zoning, Traditional Neighborhood Form
- Existing lot created by deed of consolidation
  - Lots 19, 20, 21 recorded in Merriwether & Taylor's Subdivision
- 5,250 square foot lots, each 25 feet wide



# TECHNICAL REVIEW

- Preliminary approvals from MSD and Transportation Planning



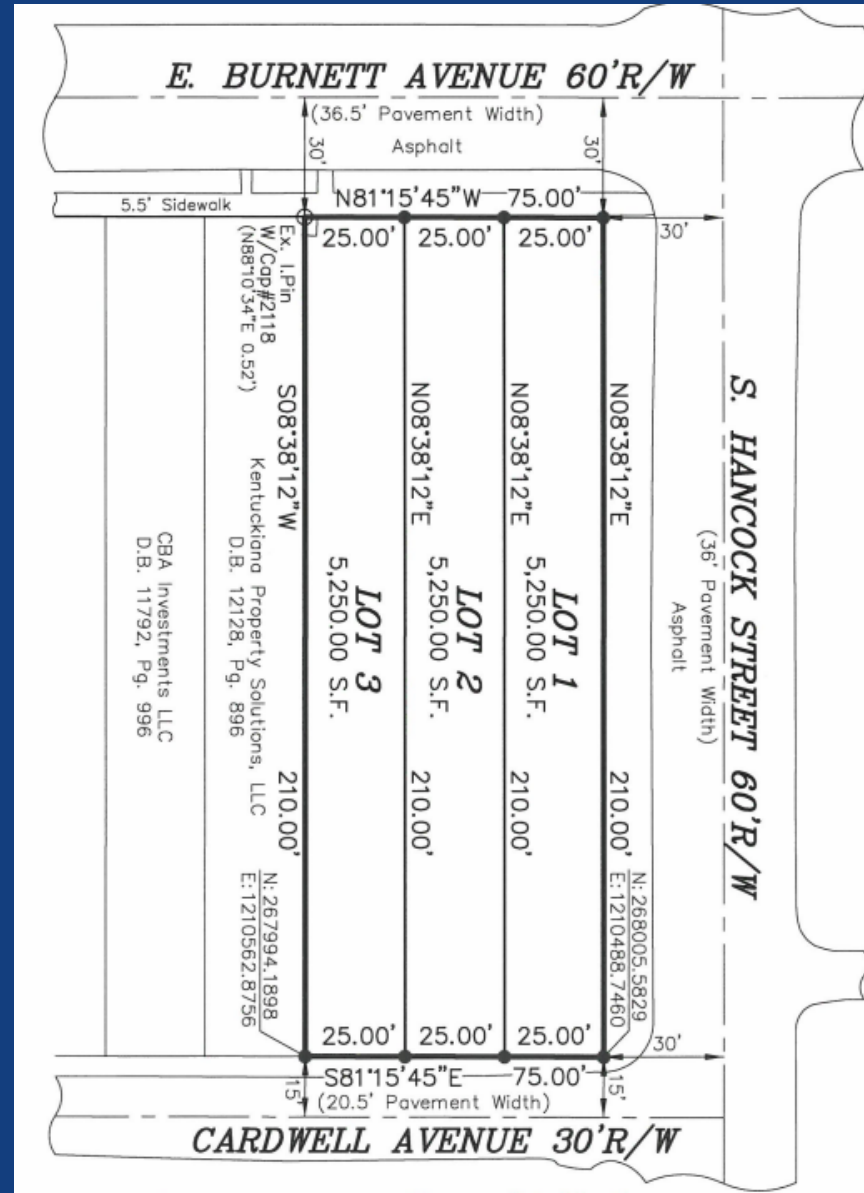






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# DEVELOPMENT PLAN





# SITE PHOTOS – SUBJECT PROPERTY



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# SITE PHOTOS – ADJACENT PROPERTY



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# STAFF FINDING

- The proposal meets the guidelines of the Comprehensive Plan and requirements of the Land Development Code.



# REQUIRED ACTIONS

- **APPROVE** or **DENY** the Waiver





