

Development Review Committee

Staff Report

January 22, 2020



Case No:	19-MPLAT-0094
Project Name:	Minor Plat
Location:	105 Indian Hills Trail
Owner(s):	Shannon & Natalie Gerlack
Applicant:	Doug Schmitt
Jurisdiction:	Indian Hills
Council District:	7 – Paula McCraney
Case Manager:	Jay Lockett, Planner I, AICP

REQUEST(S)

- Record Plat Amendment

CASE SUMMARY/BACKGROUND

The applicant is proposing to shift a build limit line from 40 feet to 30 feet along Tribal Road on a property zoned R-2 single family within the Neighborhood Form District. This shift is for a proposed garage and covered porch to no longer be past the build limit line..The property is part of a recorded plat known as the Indian Hills Subdivision, recorded in Plat Book 6, Page 2.

STAFF FINDING

The plat is in order. Proper notification of the proposed Record Plat Amendment was sent to affected parties in accordance with Land Development Code section 7.1.91.B.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request. MSD and Transportation Planning, and Construction Review have given the plat preliminary approval.

INTERESTED PARTY COMMENTS

There were no other comments from interested parties concerning this request.

REQUIRED ACTIONS:

- **APPROVED** or **DENY** the **Record Plat Amendment**

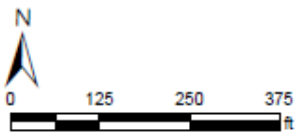
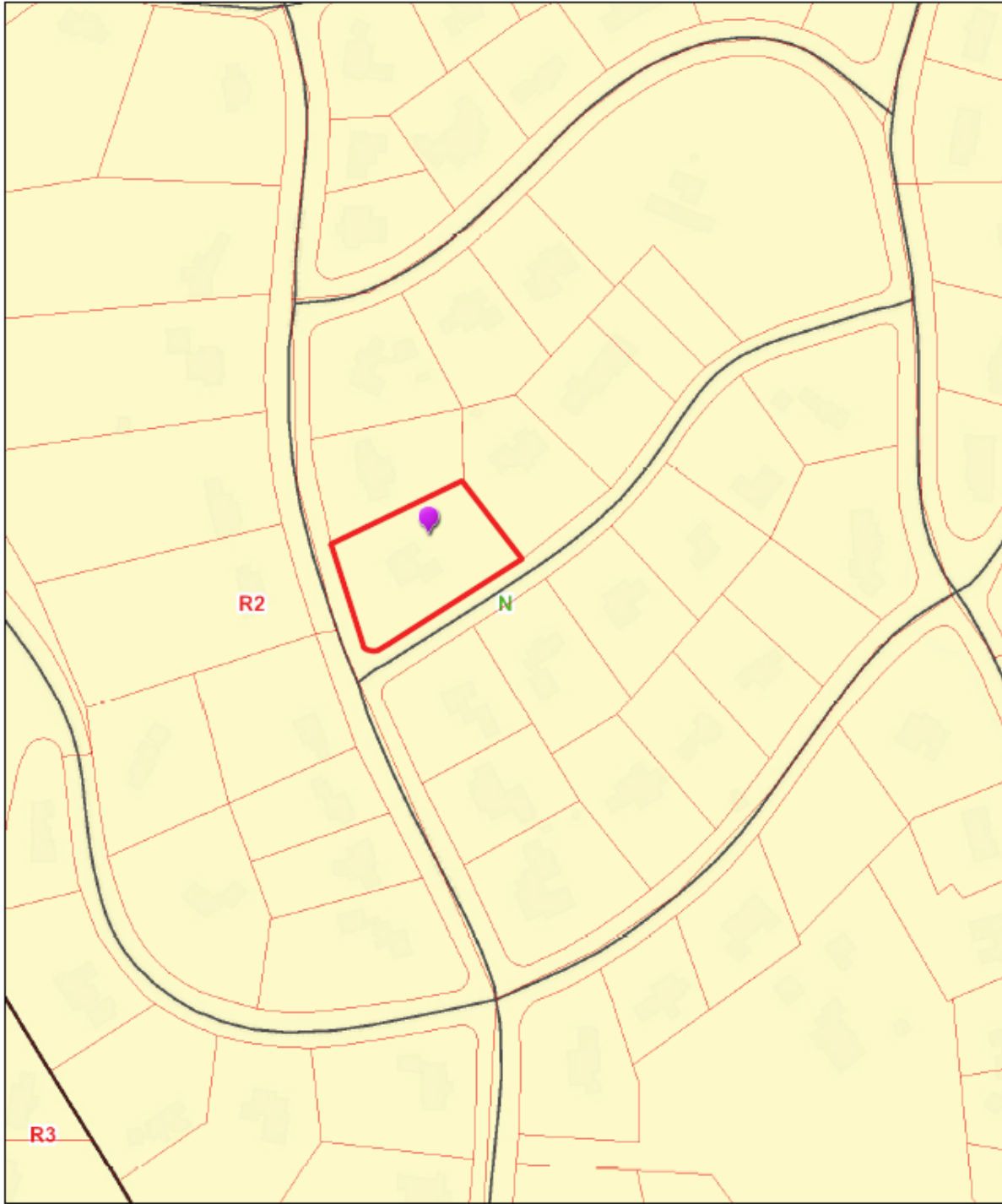
NOTIFICATION

Date	Purpose of Notice	Recipients
1-10-20	Hearing before DRC	1 st tier adjoining property owners

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



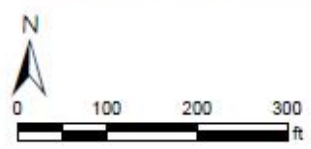
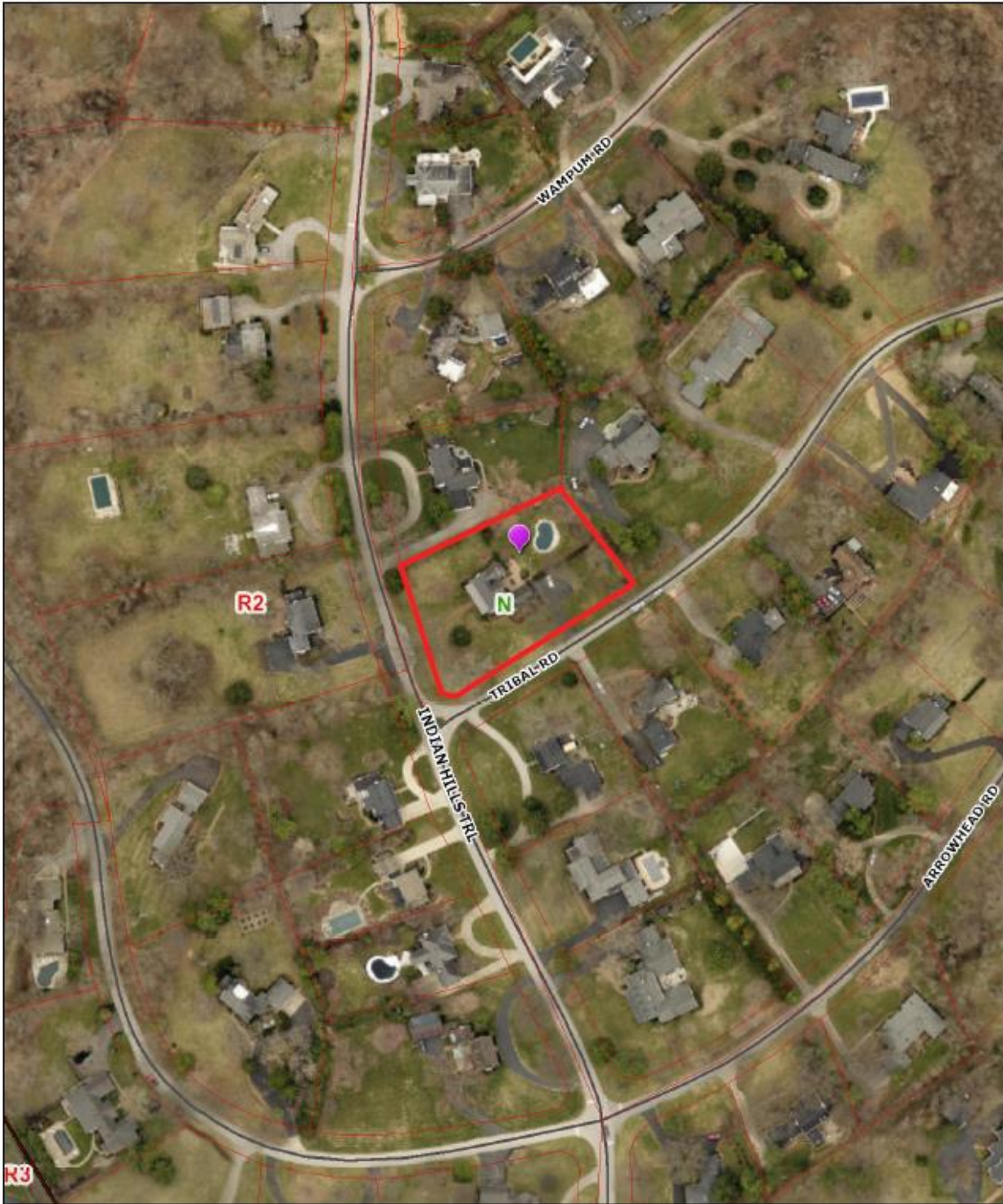
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2. Aerial Photograph



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