

# Development Review Committee

## Staff Report

June 5<sup>th</sup>, 2019



|                          |                                |
|--------------------------|--------------------------------|
| <b>Case No:</b>          | 19MINORPLAT1061                |
| <b>Project Name:</b>     | Minor Plat                     |
| <b>Location:</b>         | 206 Wood Rd.                   |
| <b>Owner(s):</b>         | Primera Services / Paul Parker |
| <b>Applicant:</b>        | Rick Williamson                |
| <b>Jurisdiction:</b>     | Lyndon                         |
| <b>Council District:</b> | 18 – Marilyn Parker            |
| <b>Case Manager:</b>     | Molly Clark, Associate Planner |
| <b>Presented By:</b>     | Jay Lockett, Planner I, AICP   |

### REQUEST(S)

- Record Plat Amendment

### CASE SUMMARY/BACKGROUND

The applicant is proposing to create two tracts from an existing single tract via minor plat on a property zoned R-5 single family within the Neighborhood Form District. The property is part of a recorded plat from 1941 known as the Winkler Subdivision, recorded in Plat Book 8, Page 106. According to Lyndon's Land Development Code, table 5.3.1 shows that R-5 zoned lots within the Neighborhood Form District must have the minimum lot size of 6,000 square feet and be a minimum of 50 feet wide. The two lots proposed on the minor plat are both 50 feet by 135 feet and both have 6,750 square feet. Based on the regulations, both lots proposed meet Lyndon's Land Development Code.

### 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 have given the plat preliminary approval.

### INTERESTED PARTY COMMENTS

We have received 2 emails and a petition of 18 signatures in opposition to the request.

**REQUIRED ACTIONS:**

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

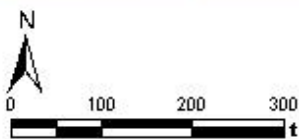
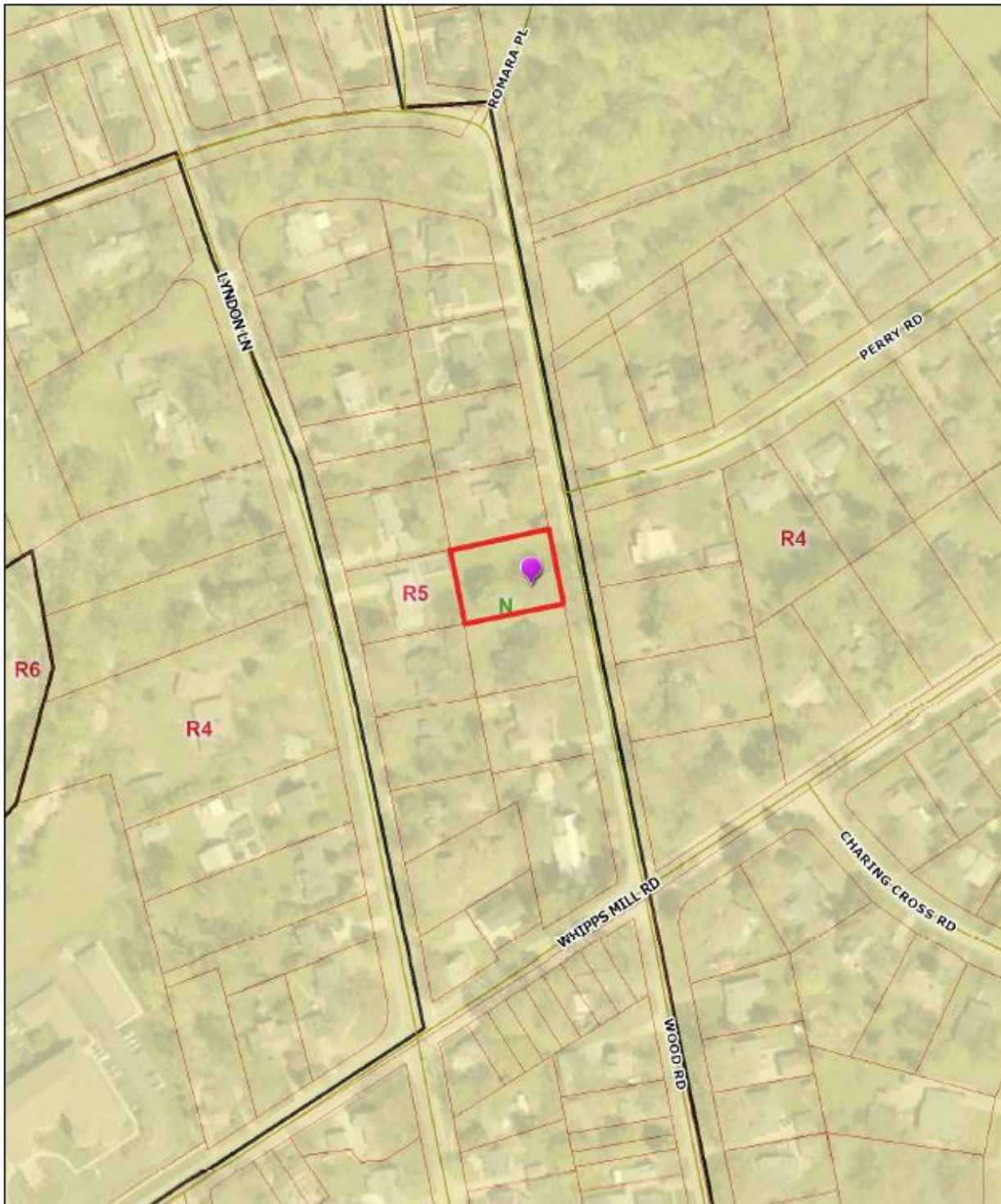
**NOTIFICATION**

| Date      | Purpose of Notice  | Recipients                                     |
|-----------|--------------------|------------------------------------------------|
| 5/17/2019 | Hearing before DRC | 1 <sup>st</sup> tier adjoining property owners |

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



**19MINORPLAT1061**

Thursday, May 16, 2019 | 11:06:07 AM



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This map is not a legal document and should only be used for general reference and identification.

2. Aerial Photograph



**19MINORPLAT1061**

Thursday, May 16, 2019 | 11:08:00 AM



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