

# Development Review Committee

## Staff Report

October 16, 2019



<b>Case No:</b>	19-MPLAT-0023
<b>Project Name:</b>	Tree Preservation Easement Shift
<b>Location:</b>	6510 Innisbrook Drive
<b>Owner(s):</b>	Stephanie Altobellis
<b>Applicant:</b>	Joel Latto
<b>Jurisdiction:</b>	City of Prospect
<b>Council District:</b>	16 – Scott Reed
<b>Case Manager:</b>	Lacey Gabbard, AICP, Planner I

### REQUEST(S)

- Record Plat Amendment

### CASE SUMMARY/BACKGROUND

The subject site is in the R-4 Single-Family Residential Zoning District and Village Form District. The property is part of a recorded plat known as Innisbrook Subdivision Section 1, recorded at Plat Book 46, Page 53. The applicant is proposing to construct a 332.45 square foot addition on the rear of an existing single-family structure. The applicant is requesting a 15 foot reduction of Tree Preservation Easement Limit Line in order to accommodate the proposed addition. There is also an existing MSD easement on the property in which the applicant obtained an easement release from MSD.

### STAFF FINDING

The plat is in order. Proper notification of the minor subdivision plat was sent to the affected parties in accordance with the Land Development Code section 7.1.91.B.

### TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

### INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this request.

### REQUIRED ACTIONS

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

**NOTIFICATION**

Date	Purpose of Notice	Recipients
10-4-2019	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners
10-7-2019		Registered Neighborhood Groups in Council District 16

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

# 1. Zoning Map



6510 Innisbrook Dr.

feet



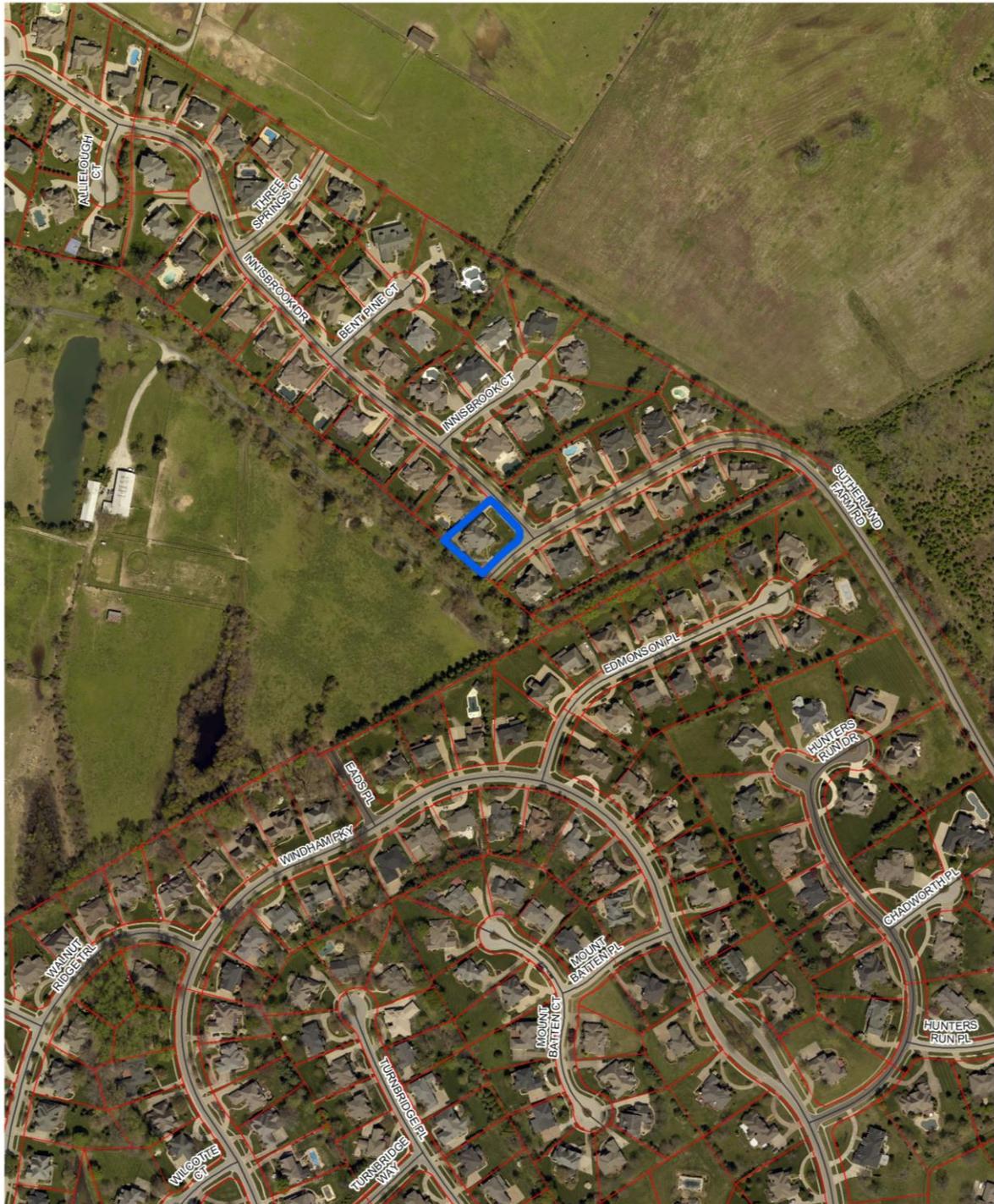
330

Map Created: 1/9/2019



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## 2. Aerial Photograph



6510 Innisbrook Dr.

feet



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