21-MPLAT-0042
1034 and 1040 Mary Street

Development Review Committee

Molly Clark, Planner I

May 19, 2021

Request(s)

- A minor subdivision plat to create 7 substandard lots from 2 lots within the Traditional Neighborhood Form District through section 7.8.12.G of the Land Development Code.

Lot #	1	2	3	4	5	6	7
Width (ft.)	29	29	42	29.9	29.9	29.9	29.9
Area (SF)	3658	3111	4111	3425	3425	3330	2941

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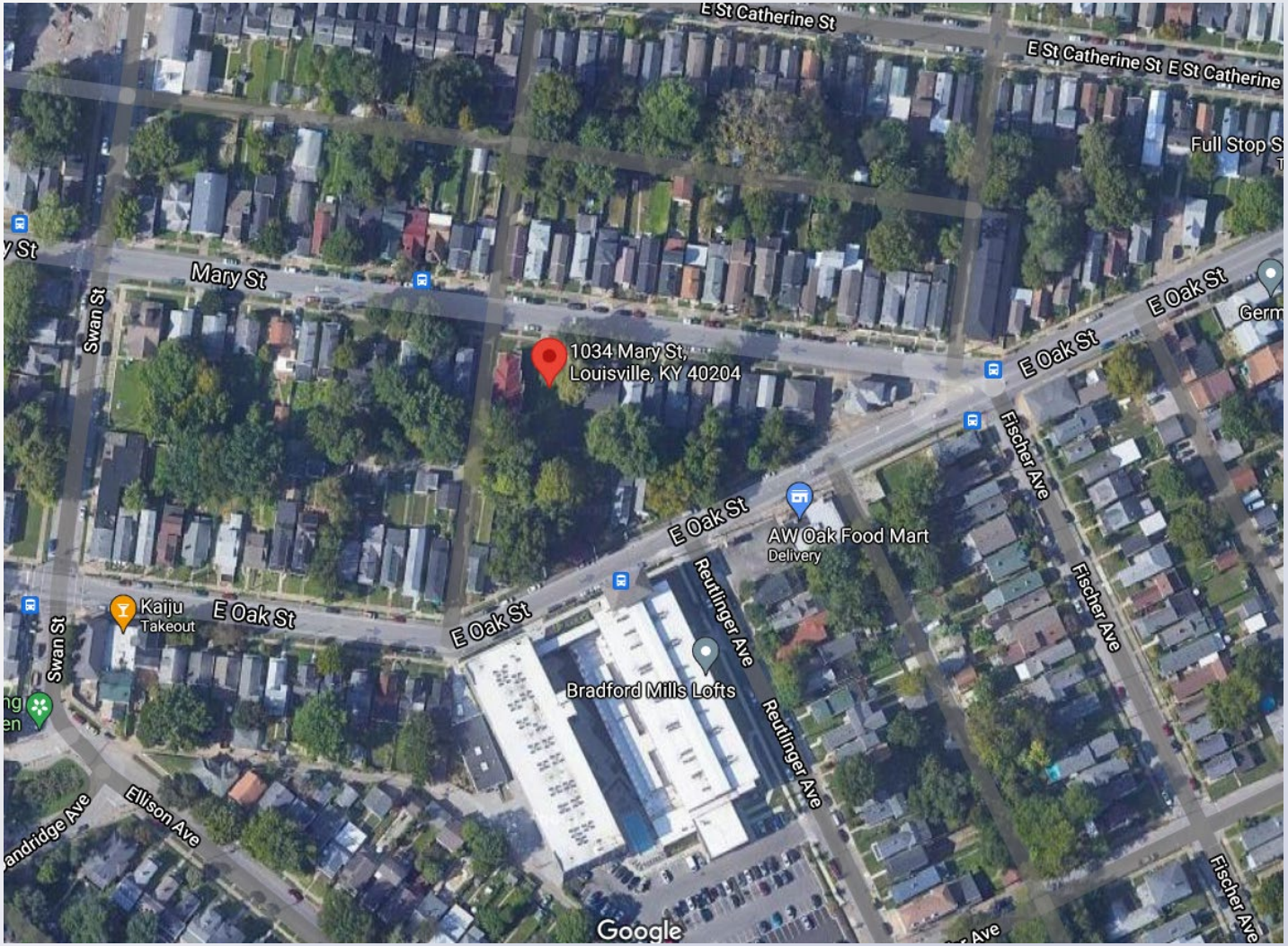
Site Context



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CASE # 21-MPLAT-0042

Case Summary

- Creating 7 lots from 2 lots
- R6 Multi-Family -Traditional Neighborhood
- Revised plan so the lot 3, which has existing house has sufficient private yard area
- All lots will be under the lot minimum area of 4,500 sq ft.
- 6 of the 7 lots do not meet the minimum width of 35 ft.

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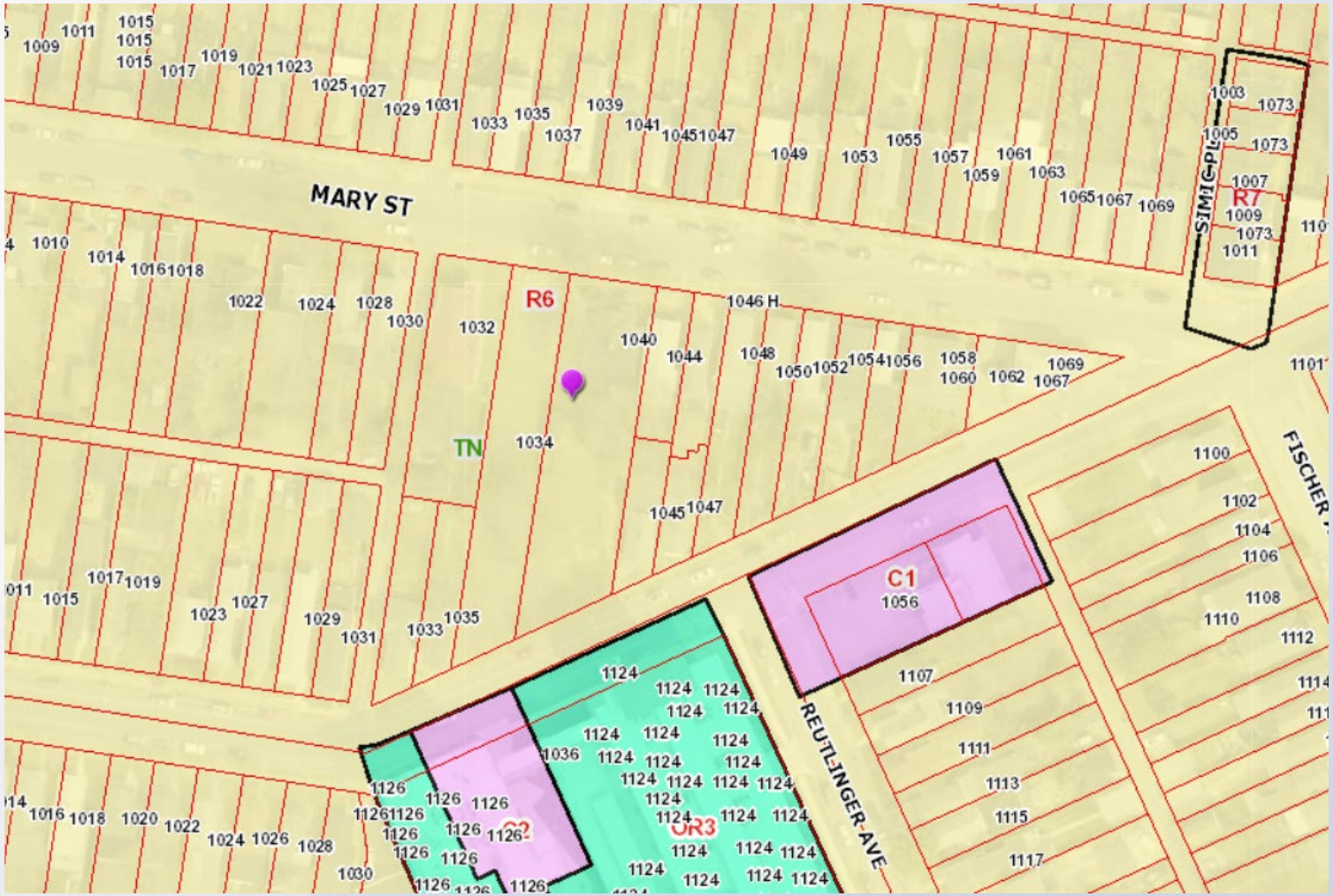
Zoning/Form Districts



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Aerial Photo

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Neighborhood Pattern

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Site Photos-Subject Property

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Site Photos-Subject Property

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Site Photos-Subject Property

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Site Photos-Surrounding Areas

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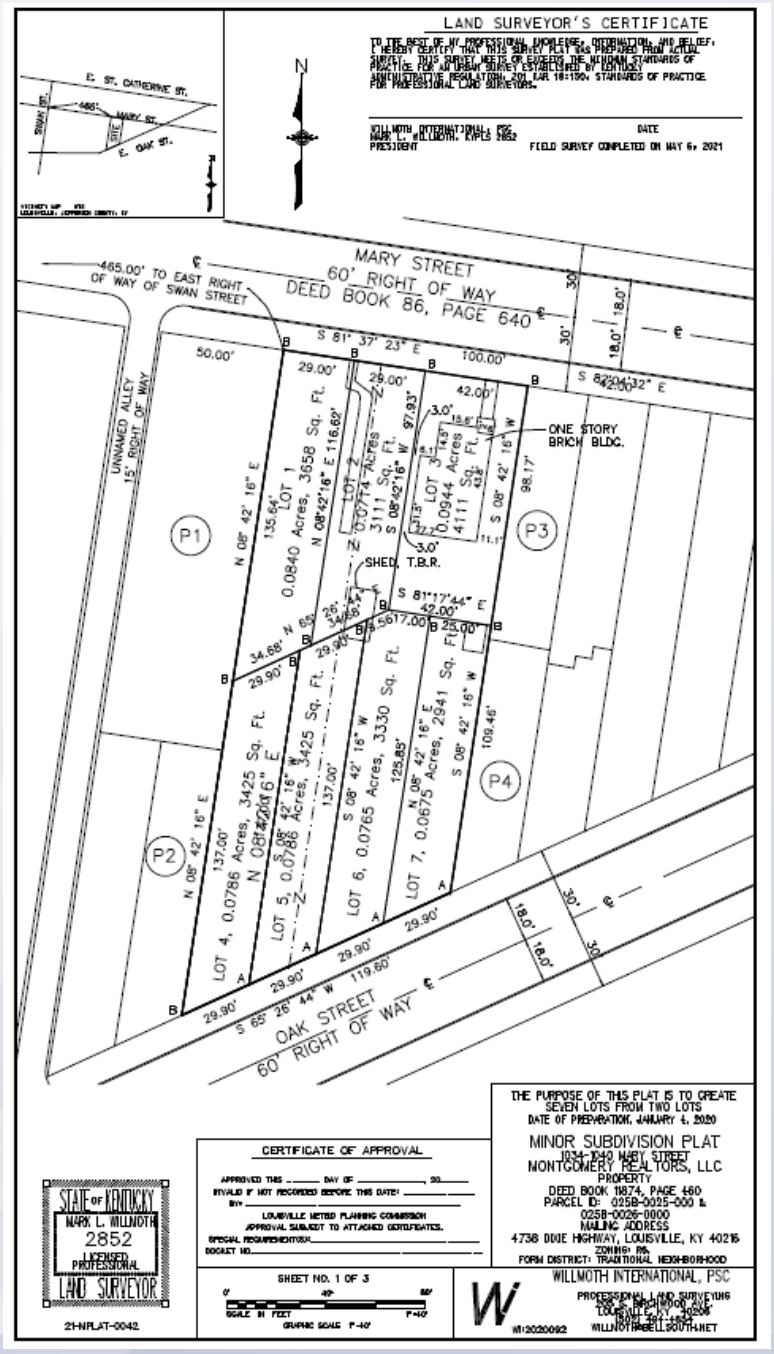

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Staff Finding

- The request is adequately justified and meets the standard of review.
- The proposed lots fit the neighborhood pattern.

Required Actions

- Approve or Deny the substandard Minor Subdivision Plat in a Traditional Neighborhood Form District in accordance with LDC 7.1.85

"Where the Planning Commission finds that subdivision or resubdivision of a legally created lot in the Traditional Neighborhood Form District, Traditional Workplace Form District, or Traditional Marketplace Corridor Form District will not conflict with the established pattern in the neighborhood and will promote the public health, safety, or welfare by facilitating development or rehabilitation of such property compatible with the surrounding neighborhood, then the Planning Commission may approve the requested subdivision notwithstanding the fact that one or more of the resulting lots do not conform to the applicable requirements relating to area or width or size of yards.

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