



## Legislation Details (With Text)

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**Title:** Howard Division - Buchanan Street  
**Sponsors:** Planning Commission  
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**Attachments:** 1. Howard Division plat .pdf

Date	Ver.	Action By	Action	Result
10/18/2018	1	Planning Commission	approved as recommended	Pass
10/18/2018	1	Planning Commission	approved	Pass

### Howard Division - Buchanan Street

**SUMMARY:** Mr. Howard is proposing to subdivide his lot that partially fronts on Buchanan Street. The lot currently has two residential structures. One of the residences has access on an unimproved alleyway that runs between Webb Ave. and Dogwood Street and has been using the alleyway as a driveway since its construction. A variance would be required to allow the subdivision. Both proposed lots 1 & 2 would be less than the minimum requirements for lot size in the Subdivision Regulations.

**STAFF RECOMMENDATION:** Staff recommends approval of the variance and the plat. Since both lots already have existing residential structures located on them and both are already on city sewer, staff sees no reason to deny the variance for substandard lot size. Both of the structures match the size and design of the majority of the houses in the area. Also, since the one of the main reasons for minimum lot size is the prevention of extreme high population density and this is an isolated incident and not for an overall development, staff doesn't see that being an issue.

**NECESSARY PLANNING COMMISSION ACTION:** Approve Plat and Variance request.