



Legislation Details (With Text)

File #: 22-0049 **Version:** 1 **Name:**
Type: Planning Item **Status:** Agenda Ready
File created: 2/14/2022 **In control:** Planning Commission
On agenda: 2/17/2022 **Final action:**
Title: Homestead Place Resubdivision - Lot 1
Sponsors: Planning Commission
Indexes:
Code sections:
Attachments: 1. Staff MarkUp_Homestead Place Lot 1 Division, 2. Homestead Place Lot 1 Resub Variance Request

Date	Ver.	Action By	Action	Result
2/17/2022	1	Planning Commission		

Homestead Place Resubdivision - Lot 1

SUMMARY: The Homestead Place POA is proposing a resubdivision of Lot 1, to allow the existing Homestead house and the clubhouse/pool/tennis courts to be on two separate lots. This would be a simple in-house division except they are proposing that Lot 1B not front on the right-of-way. Staff has been working with members of the POA for a couple months on this plat, dealing with several other issues that did not meet the Planning Commission's regulations. All other issues have been adjusted or corrected, except the non-road frontage. Attached is a letter requesting the variance. Also attached is a copy of the latest plat that was provided to City Staff for review. It does contain some markups by Staff for corrections. The surveyor informed the City that the corrections to the easements, service lines and Plat Book reference would be presented to City Staff prior to the meeting, but would be after Staff had to create the agenda writeup.

STAFF RECOMMENDATION: Staff recommends denial of the variance and the plat as presented. If the corrections are made and a 25-foot flag lot was used instead of the proposed ingress/egress easement, then the plat could be approved as in-house. Staff can find no valid reason for a flag lot to not be used or a reason to grant the variance.

NECESSARY PLANNING COMMISSION ACTION: Approve the variance and plat or deny the variance and plat.