



## Legislation Text

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**File #:** 24-0224, **Version:** 1

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### Dayton Ave Estates - Final Plat

**SUMMARY:** The developer is proposing a 4-lot subdivision along Dayton Ave. The lots range from 0.21 acres to 0.26 acres. They will be serviced by a 6-inch water line across Dayton Ave, and have a sewer line that crosses lots 2, 3, and 4; an easement is shown. The developer has constructed two homes, one on lot 1 and the second on lot 2, and is proposing the same builds for lots 3 and 4. The developer is requesting a variance for the minimum road frontage, and minimum lot width at the setback line. The regulations state that the minimum road frontage is 50 feet and the minimum lot width at the building setback line is 60 feet. Lot 1 does meet the road frontage requirement, but falls short on the minimum width at building setback line. Lots 2, 3, and 4 range from 46 to 48 feet at road frontage and at the building setback line. The developer is looking to maximize their property by being able to provide smaller lots with smaller houses at a more affordable price.

**STAFF RECOMMENDATION:** Staff recommends approval of the variances and plat. Even with the narrower lots, the existing and proposed houses do not encroach the required side setback lines, and the lots are approximately 3,000 square feet larger than the minimum required lot size of 6,000 square feet.

**NECESSARY PLANNING COMMISSION ACTION:** Approve the variances and plat