



Legislation Details (With Text)

File #: 17-0380 **Version:** 1 **Name:** Scarlett Subdivision
Type: Planning Item **Status:** Regular Agenda
File created: 9/14/2017 **In control:** Planning Commission
On agenda: 9/21/2017 **Final action:** 9/21/2017
Title: Approval of Scarlett Subdivision - Final w/Variance
Sponsors: Planning Commission

Indexes:

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Attachments: 1. Scarlett Subdivision - final plat.pdf, 2. Scarlett Variance Request Letter.pdf

Date	Ver.	Action By	Action	Result
9/21/2017	1	Planning Commission	approved as recommended	Pass
9/21/2017	1	Planning Commission	approved as recommended	Pass

Approval of Scarlett Subdivision - Final w/Variance

SUMMARY: The developer is proposing a two lot subdivision along Adams Street between Main Street and South Thurman Avenue. There is a 50 foot setback from Main Street, a 30 foot setback from South Thurman, and a 30 foot setback from Adams Street. The developer is requesting a variance from Main Street and South Thurman. The majority of the buildings along Main and Thurman are far closer to the ROW than the required setbacks. The developer is seeking a setback for 2 feet along Main Street and a 5 foot setback along Thurman. This would allow construction to match the existing setbacks, avoid placing undue harm on the property owner while not creating a risk to public safety. Along Thurman, there is a 25 foot grass area between the curb and the edge of right-of-way.

STAFF RECOMMENDATION: Staff has visited the site and agrees with the developer. Staff recommends approval of the plat and variances.

NECESSARY PLANNING COMMISSION ACTION: Approve the plat with variances.