



AGENDA ITEM # 6

**AGENDA ITEM EXECUTIVE SUMMARY
Committee of the Whole Meeting
January 8, 2018**

Item Title: Pine/Valley Annexation/Zoning/Subdivision Petition

Staff Contact: Patrick N. Watkins, Community Development Director

COMMITTEE OF THE WHOLE ACTION

Direction concerning an R-2 zoning designation upon annexation of 23W670 Pine Avenue.

Executive Summary:

Attached is a schematic of a three lot subdivision being proposed for the northwest corner of Pine Avenue and Valley Road. The petitioner is requesting annexation and a zoning of R-2 for the property in question. Prior to initiating full surveying and engineering plans related to the annexation and preliminary plat, the petitioner requests Committee of the Whole direction on the R-2 zoning designation and the proposed configuration (which would permit a three lot subdivision on the parcel). If the annexation is approved with an R-1 designation or if the attached configuration is not supported by the Committee of the Whole, only two lots could be developed on the parcel. The challenge with the property is that there is a 12 foot elevation difference from the south property line along Pine Avenue to the north property line of the parcel. This creates challenges for stormwater as well as keeping the new homes in conformance with the character of the adjoining neighborhood.

The three proposed lots are 13,750, 13,800, and 17,450 square feet in size. The R-2 District requires a minimum of 12,000 square feet per lot. The configuration of the subdivision creates unique and unconventional lot shapes as well as special limitations on the lots (see attachment). These limitations include restrictions on the location of the buildable pad area for Lot 3, types of homes to be constructed, and an odd configuration for Lot 1. These unique qualities to the proposed 3 lot subdivision are directly related to the topography constraints of the site. ***Due to the necessary encumbrances on the lots, the Village's planning and engineering staff do not support the three lot proposal.*** Staff feels that a two lot subdivision is more appropriate for the unique, physical conditions on the property.

Implications: Zoning will dictate whether two or three homes can be erected on the property.

Is this item budgeted? NA

Any other implications to be considered? Stormwater and neighborhood character impact must be considered when looking at a three lot subdivision for this site.

Attachments:

Aerial

Subdivision sketch





