

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
February 18, 2016**

SUMMARY

A request by Robert and Susan Winkelmann (owners) for approval of a two-lot final minor subdivision of R-1 (One-Family Dwelling) zoned land to be known as "West Mount Lathrop & Thilly Replat". The 0.58-acre subject site is located on the southeast corner of Lathrop Road and Thilly Avenue, and is addressed 600 Thilly Avenue. (Case #16-53)

DISCUSSION

The applicant is requesting a two-lot final minor plat of R-1 (One-Family Dwelling District) zoned land, which would allow for the construction of a second single-family home on the site.

The subject property was originally platted as Lots 21 and 22 of West Mount subdivision in 1906. The easternmost 58 feet of these lots were subsequently transferred to accommodate the construction of a neighboring single-family home in 1920. A replat is required to create legal lots from the remaining portions of Lots 21 and 22. It should be noted that the existing home on the subject site (addressed 600 Thilly Avenue) has a non-conforming 21.6-foot rear yard setback (25 feet is required). Since the proposed replat will not exacerbate this non-conformity, it will remain until such time as future redevelopment provides an opportunity to correct the situation.

Necessary rights-of-way and utility easements are provided on the plat, and the proposal meets all applicable City Zoning and Subdivision standards. A sidewalk will be required along the site's Thilly Avenue frontage prior to certificates of occupancy being issued for any new home development or redevelopment of either lot.

RECOMMENDATION

Approval of the proposed replat

ATTACHMENTS

- Locator maps
- Proposed plat of West Mount Lathrop & Thilly Replat

SITE HISTORY

Annexation Date	1905
Existing Zoning District(s)	R-1 (One-Family Dwelling District)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Portions of two existing lots

SITE CHARACTERISTICS

Area (acres)	0.58 acre
Topography	Declining slope northwest to southeast, with steeper slopes on south portion of property
Vegetation/Landscaping	Turf, trees, landscaping
Watershed/Drainage	Flat Branch
Existing structures	Single-family home

UTILITIES & SERVICES

Site is served by all city services (utilities and public safety)

ACCESS

Lathrop Road	North side of site
Major Roadway Plan	Local residential street (Improved & City-maintained)
CIP Projects	None
Sidewalk	In place

Thilly Avenue	West side of site
Major Roadway Plan	Local residential street (Improved & City-maintained)
CIP Projects	None
Sidewalk	Needed

PARKS & RECREATION

Neighborhood Parks	Within MKT Trail and Grasslands Park service area
Trails Plan	MKT Trail located east of site
Bicycle/Pedestrian Plan	N/A

Report prepared by Steve MacIntyre; Approved by Pat Zenner