

July 8, 2024

# 103 Saint Andrews Drive NE Lot Consolidation Final Plat

# 103 Saint Andrews Drive NE Lot Consolidation

## Site Location



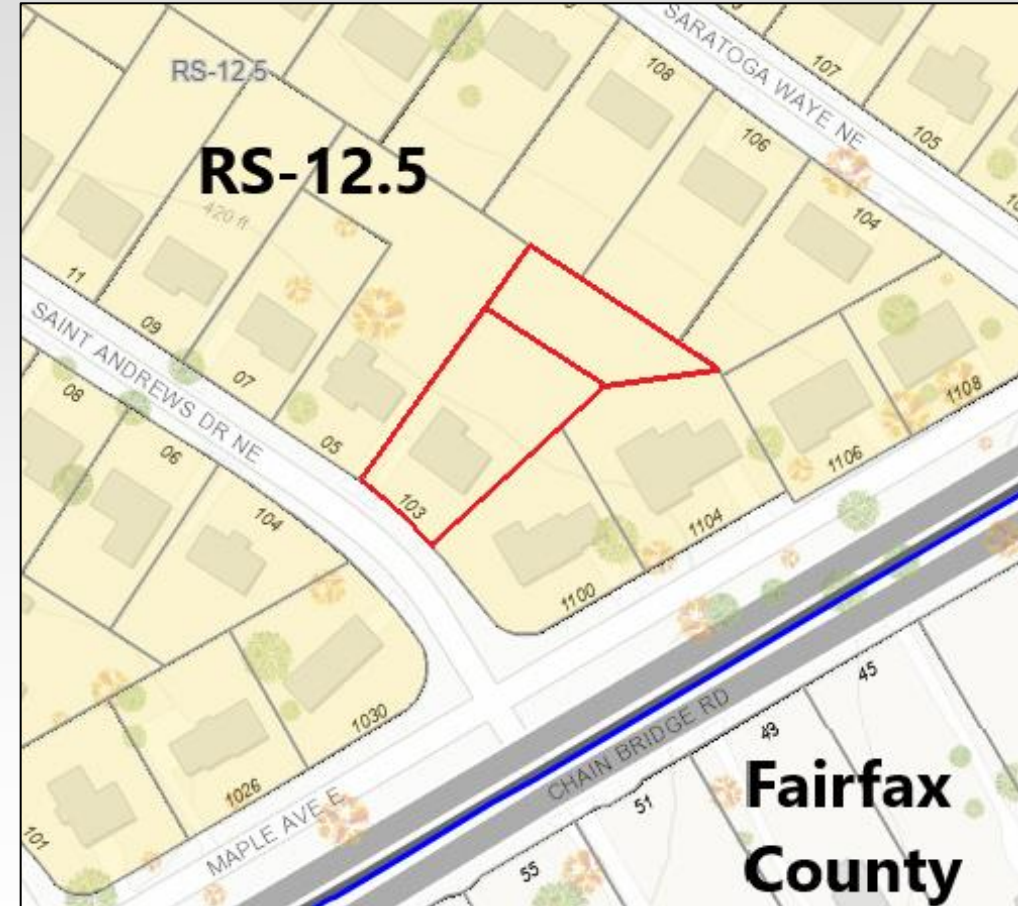
# 103 Saint Andrews Drive NE Lot Consolidation

## Future Land Use & Zoning

2015 Comprehensive Plan Future Land Use Map

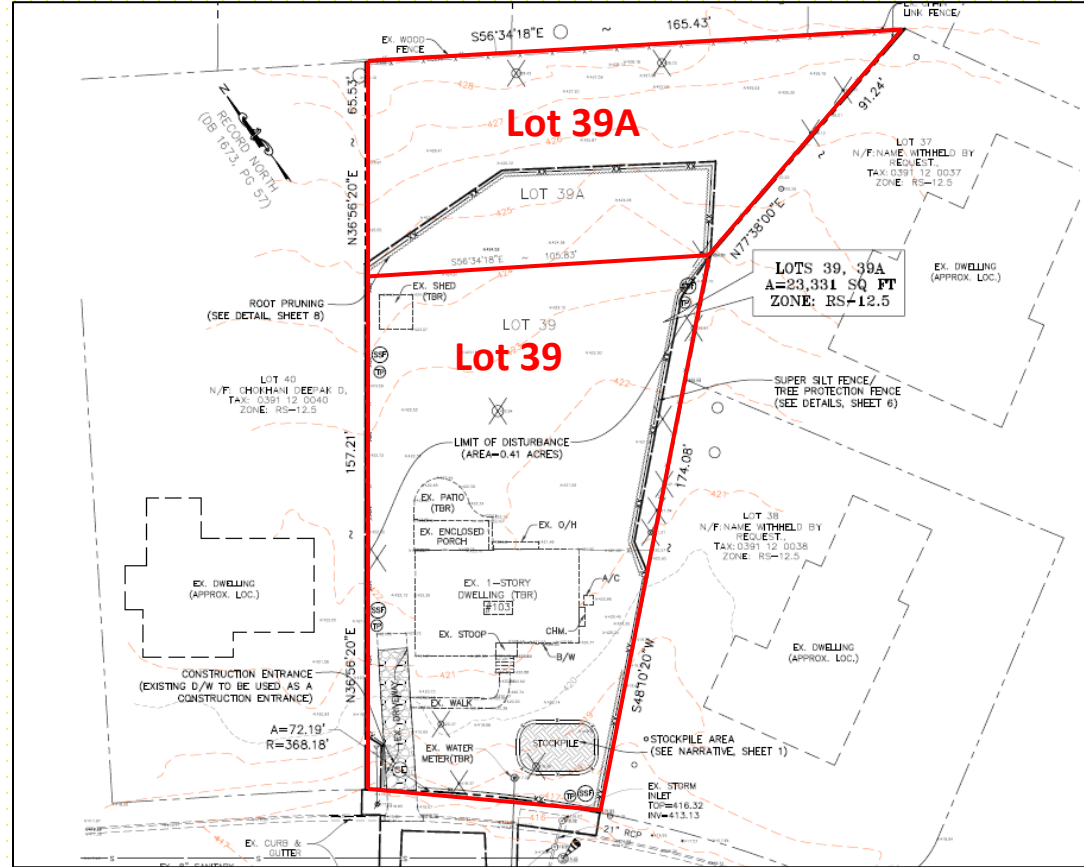


2023 Zoning Map

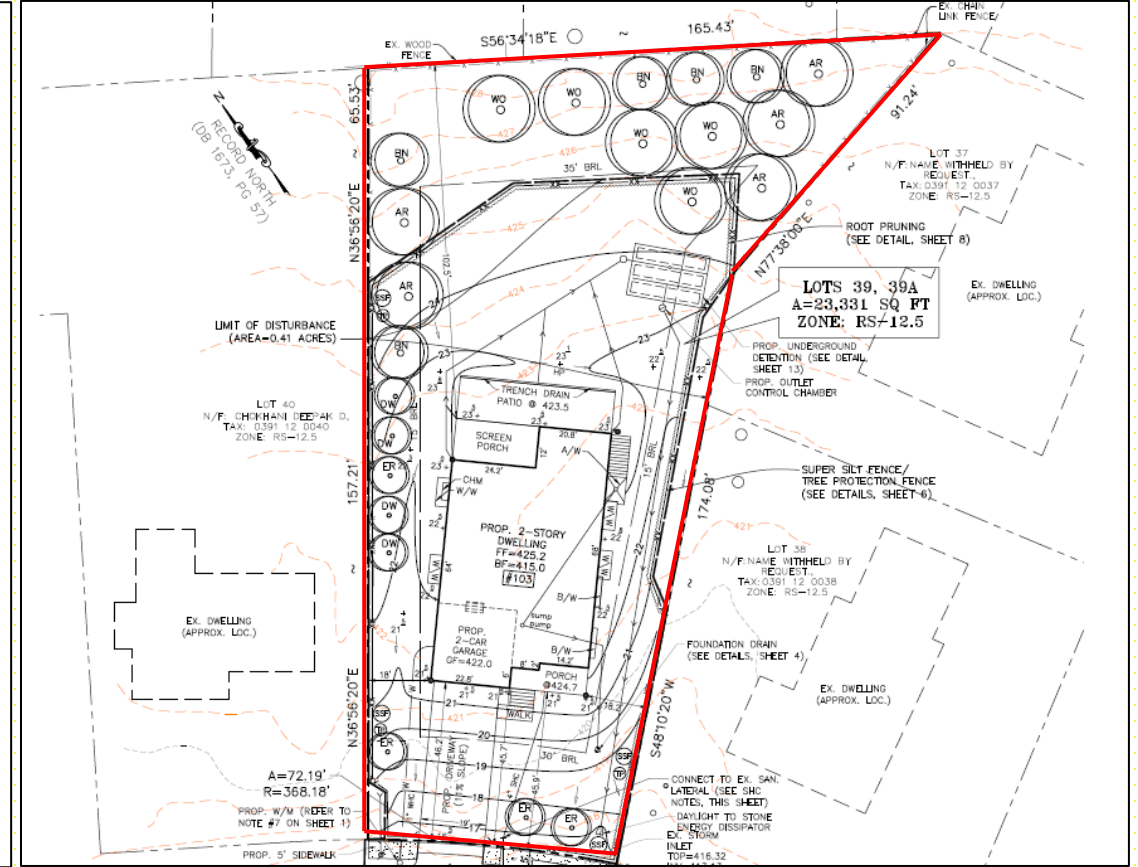


# 103 Saint Andrews Drive NE Lot Consolidation

## Existing & Proposed Lot Layouts



**EXISTING**



**PROPOSED**



# 103 Saint Andrews Drive NE Lot Consolidation Zoning & Subdivision Requirements

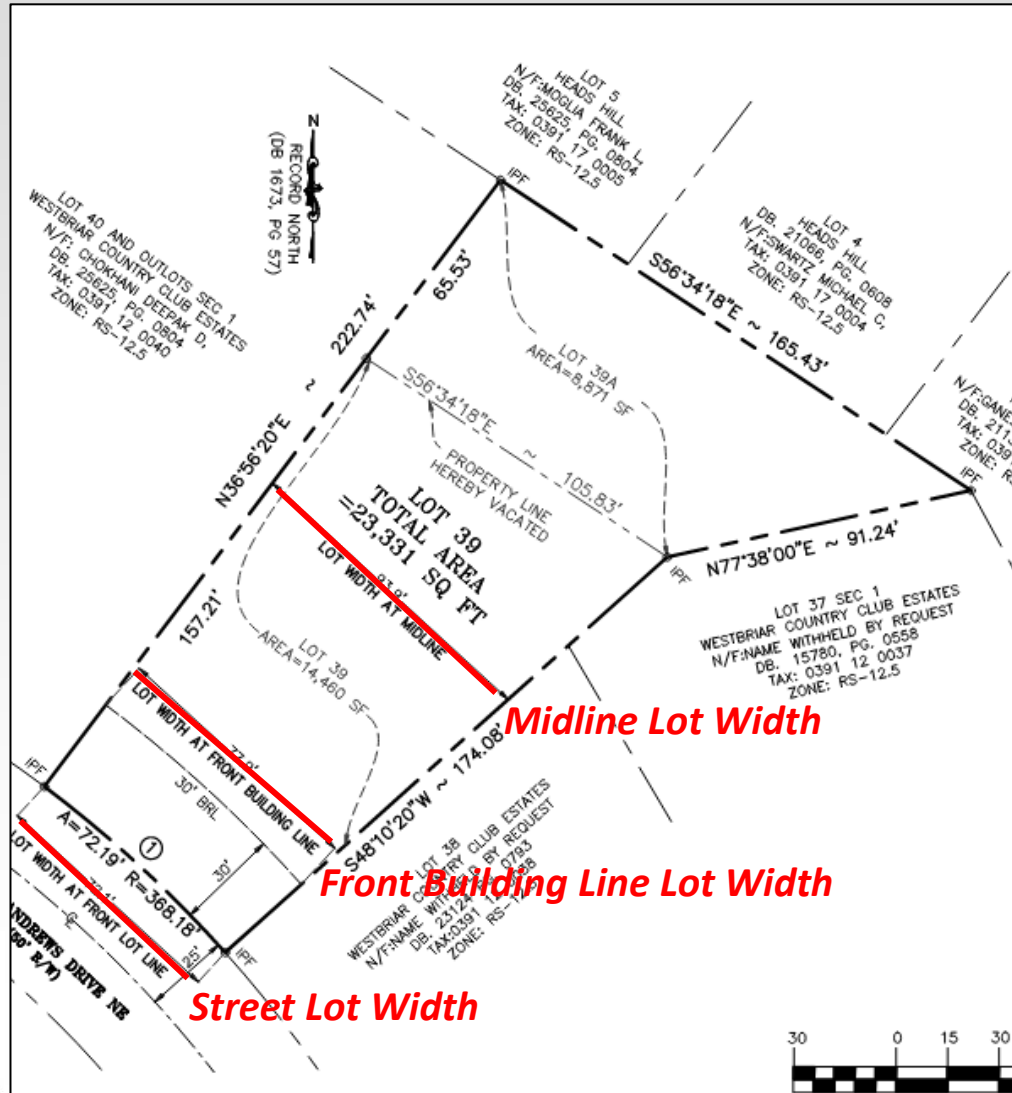
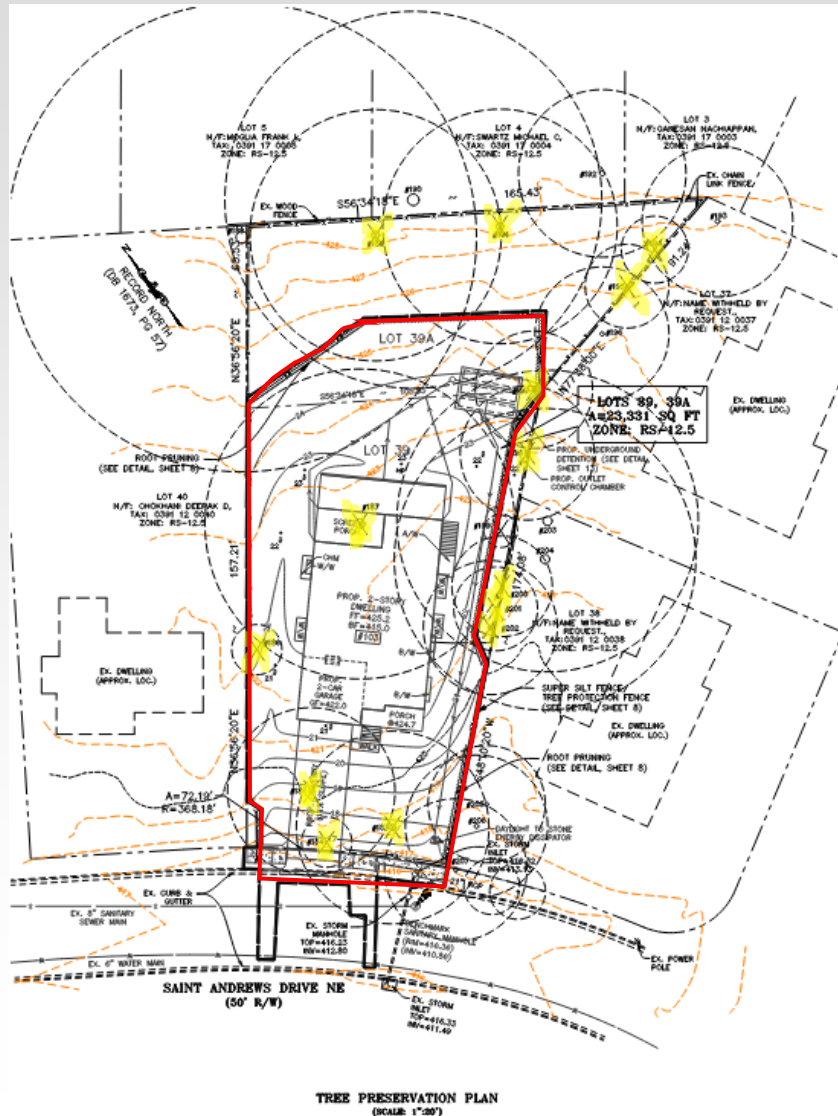


Table 1: Alignment with Minimum Lot Requirements

	Requirement	Consolidated Lot
Lot Area	Minimum 12,500 sf	23,331 sf
Lot Shape Factor	Maximum 25	22.57
Street Lot Width	Minimum 50 ft	72.1 ft
Front Building Line Lot Width	Minimum 65 ft	77.9 ft
Midline Lot Width	Minimum 90 ft	93.9 ft
Maximum Lot Coverage (based on preliminary development plans)	Maximum 25%	20.7%

# 103 Saint Andrews Drive NE Lot Consolidation

## Tree Preservation Plan



- 20% tree canopy required for overall site (*See Sec. 17-15.1, Sub. Code*)
- Reduction of existing tree canopy (62% to 20.6%)
- 23 new tree plantings proposed
- Meets minimum tree canopy for overall site

# 103 Saint Andrews Drive NE Lot Consolidation

## Summary

### Proposed Lot Consolidation

- Meets minimum Zoning & Subdivision requirements
  - Aligns with Comprehensive Plan
  - Meets minimum requirements per Department of Public Works
- 
- ☐ Planning Commission Recommended to Council – June 12, 2024
  - ☐ Town Council Meeting – July 8, 2024
    - Action required by Council 60 days from official submission (before July 22, 2024)

# 103 Saint Andrews Drive NE Lot Consolidation

## **Proposed/Suggested Motion**

Possible Motion(s):

"I move to approve the proposed final plat for a lot consolidation of 2 lots into 1 at the property located at 103 Saint Andrews Drive NE, for Lots 39 & 39A."

Or

Other action deemed necessary by the Town Council.