

**April 7, 2025**

# 130 Wilmar Place NW Lot Line Adjustment and Lot Consolidations

# 130 Wilmar Place NW – Lot Line Adjustment & Lot Consolidations

## Site Location





# 130 Wilmar Place NW – Lot Line Adjustments & Lot Consolidations

## Future Land Use & Zoning

2015 Comprehensive Plan Future Land Use Map



2024 Zoning Map





# 130 Wilmar Place NW – Lot Line Adjustment & Lot Consolidations

## Existing Site Conditions



# 130 Wilmar Place NW – Lot Line Adjustment & Lot Consolidations **Requests**

Request for recommendations to the Town Council to convert six small lots into two equally sized lots, which would be accomplished through approval of the following three actions at 130 Wilmar Place NW:

- 1. Lot line adjustment** between lots 63 and 64 (0384 03 0063)
- 2. Lot consolidation** of lots 61, 62, and 63 (0384 03 0061)
- 3. Lot consolidation** of lots 64, 65, and part of 66 (0384 03 0063)

# 130 Wilmar Place NW – Lot Line Adjustment & Lot Consolidations **Process**

- **November 13, 2024** – Planning Commission heard the request for Recommendation to Town Council.
- **January 6, 2025** – 60 days from official application deemed complete.
- **January 13, 2025** – Town Council – Request for Approval of Lot Consolidations (*snow date*)
- **March 4, 2025** – The new application was deemed complete by Town staff for the reconfigured lots

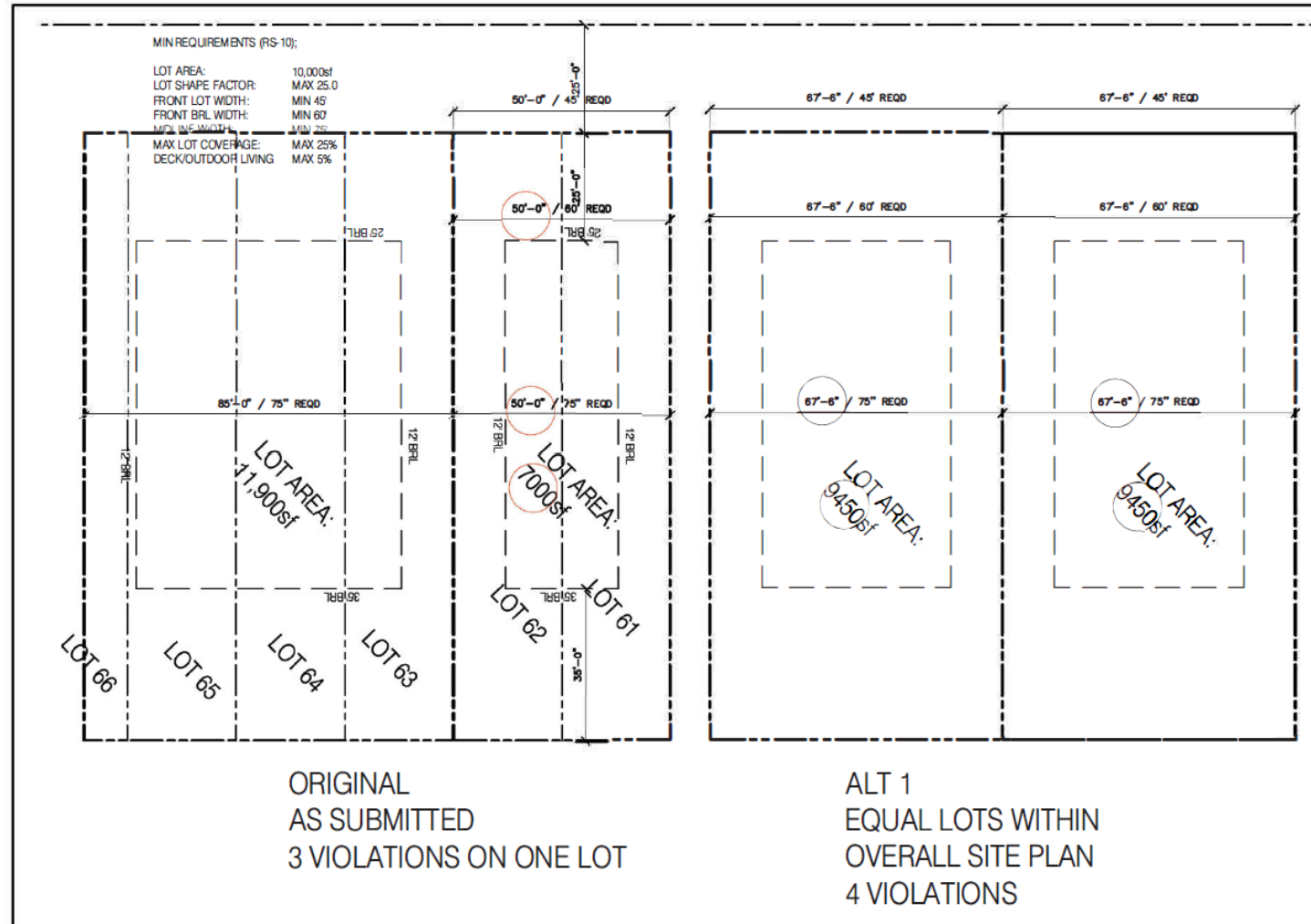


# 130 Wilmar Place NW – Lot Line Adjustment & Lot Consolidations

## Planning Commission Comments

November 13, 2024

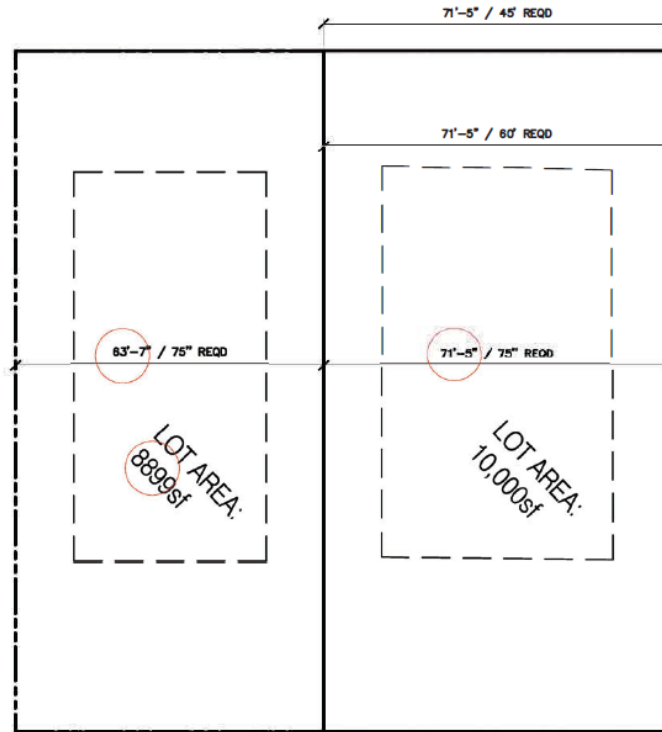
Attachment 1 - Commissioner Kenney Alternative Subdivision Approaches



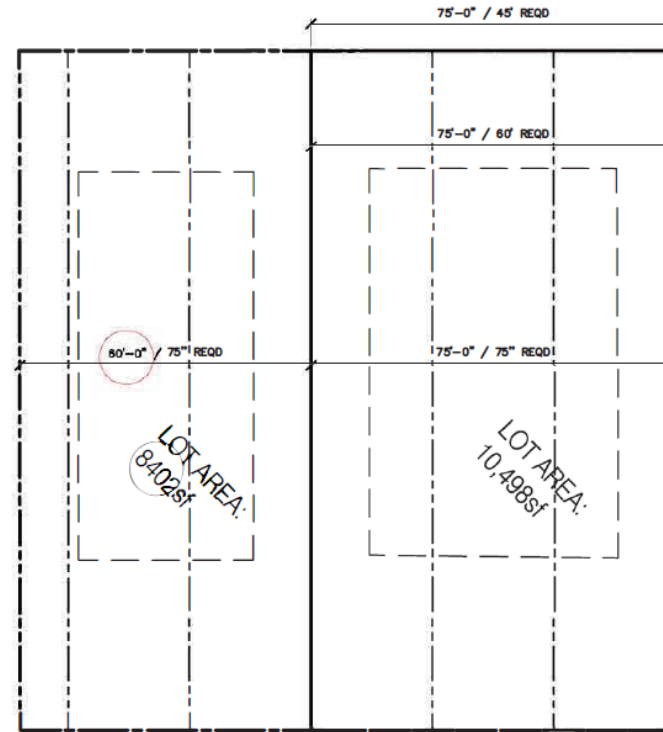
# 130 Wilmar Place NW – Lot Line Adjustment & Lot Consolidations

## Planning Commission Comments

November 13, 2024



ALT 2  
ONE LOT TO MEET 10K  
AREA  
3 VIOLATIONS

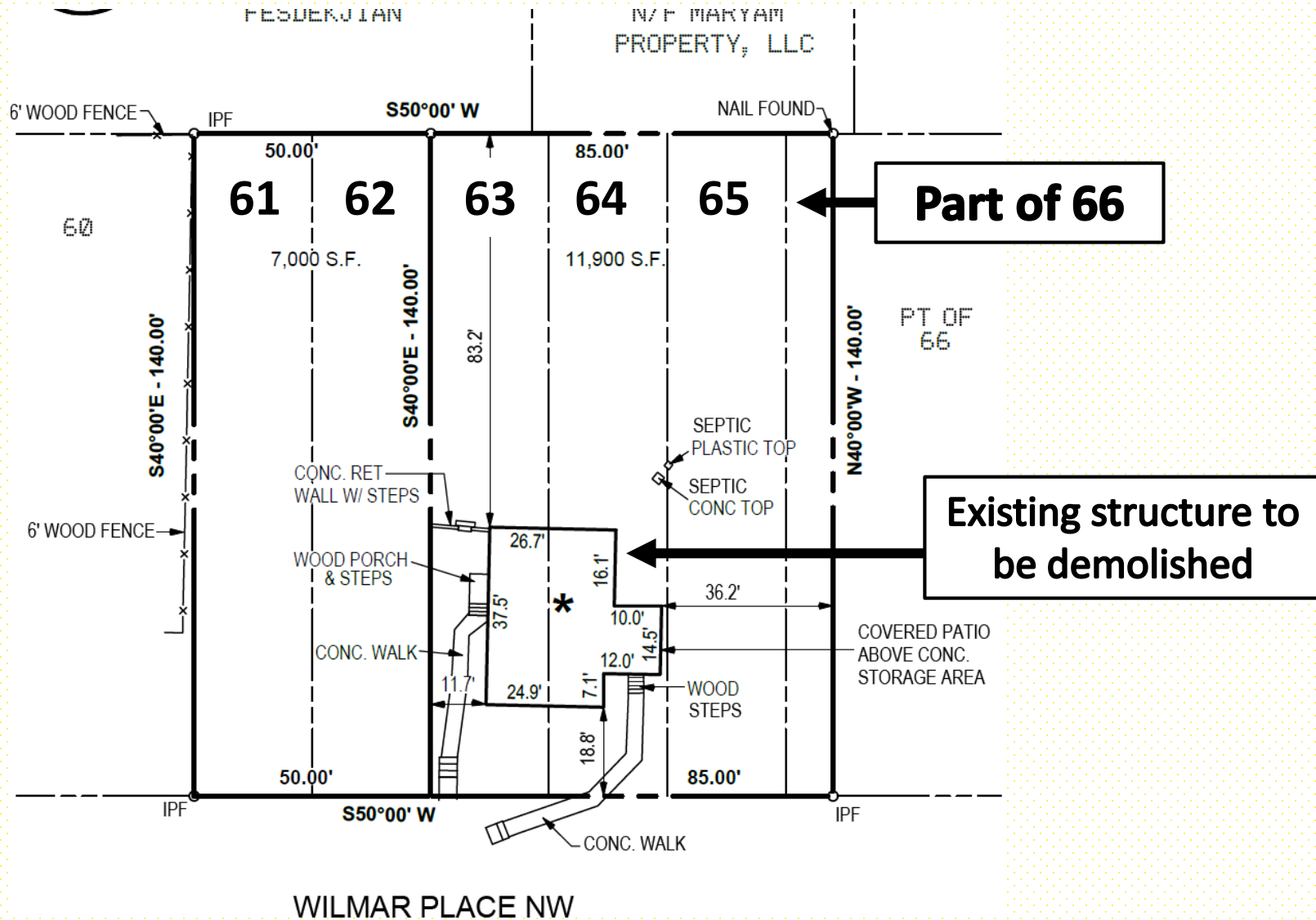


ALT 3  
ONE LOT TO MEET 10K  
AREA & MIN WIDTH  
2 VIOLATIONS ON ONE LOT



# 130 Wilmar Place NW – Lot Line Adjustment & Lot Consolidations

## Existing Lot Layout

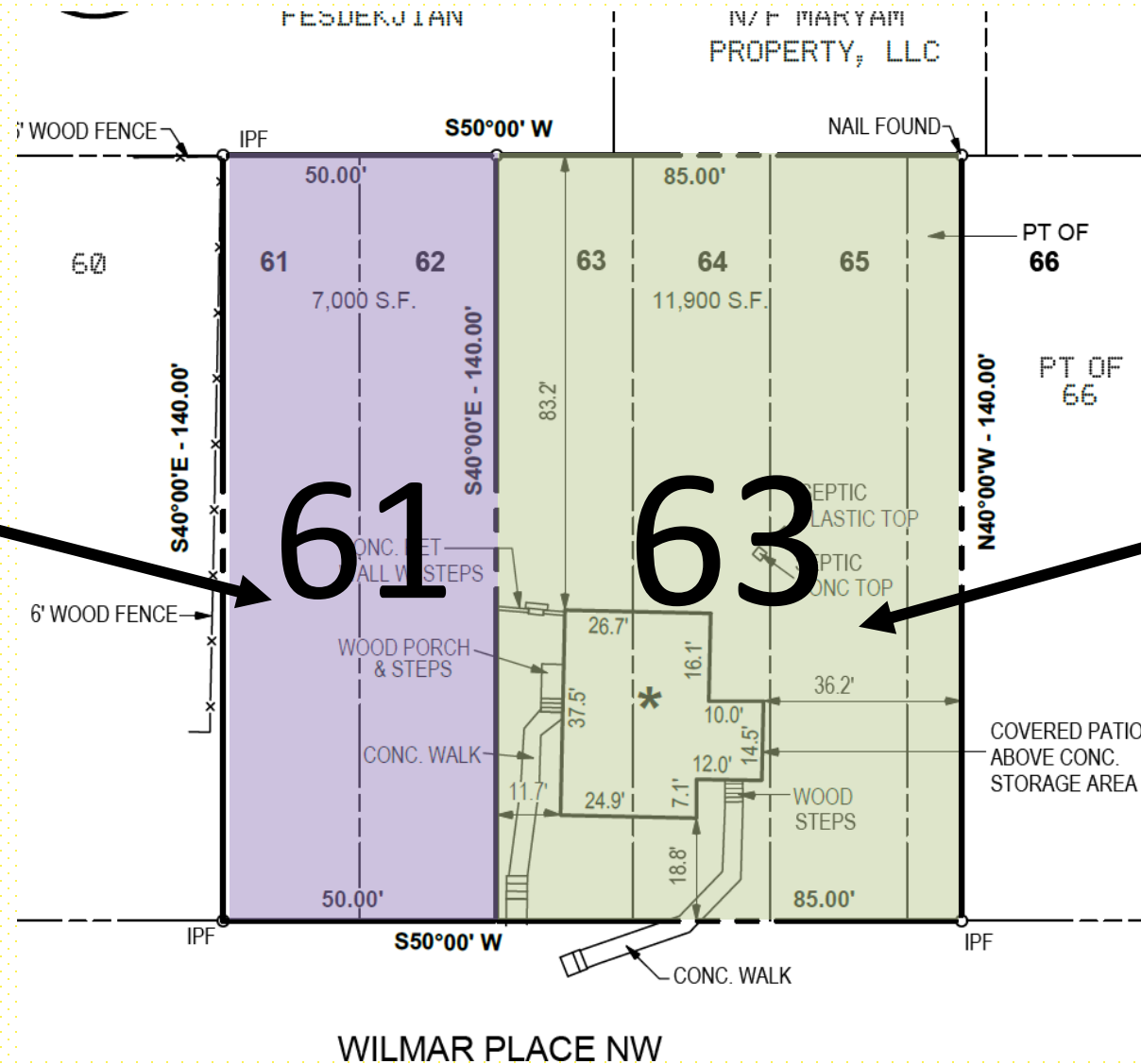


# 130 Wilmar Place NW – Lot Line Adjustment & Lot Consolidations

## Existing Tax Map Layout

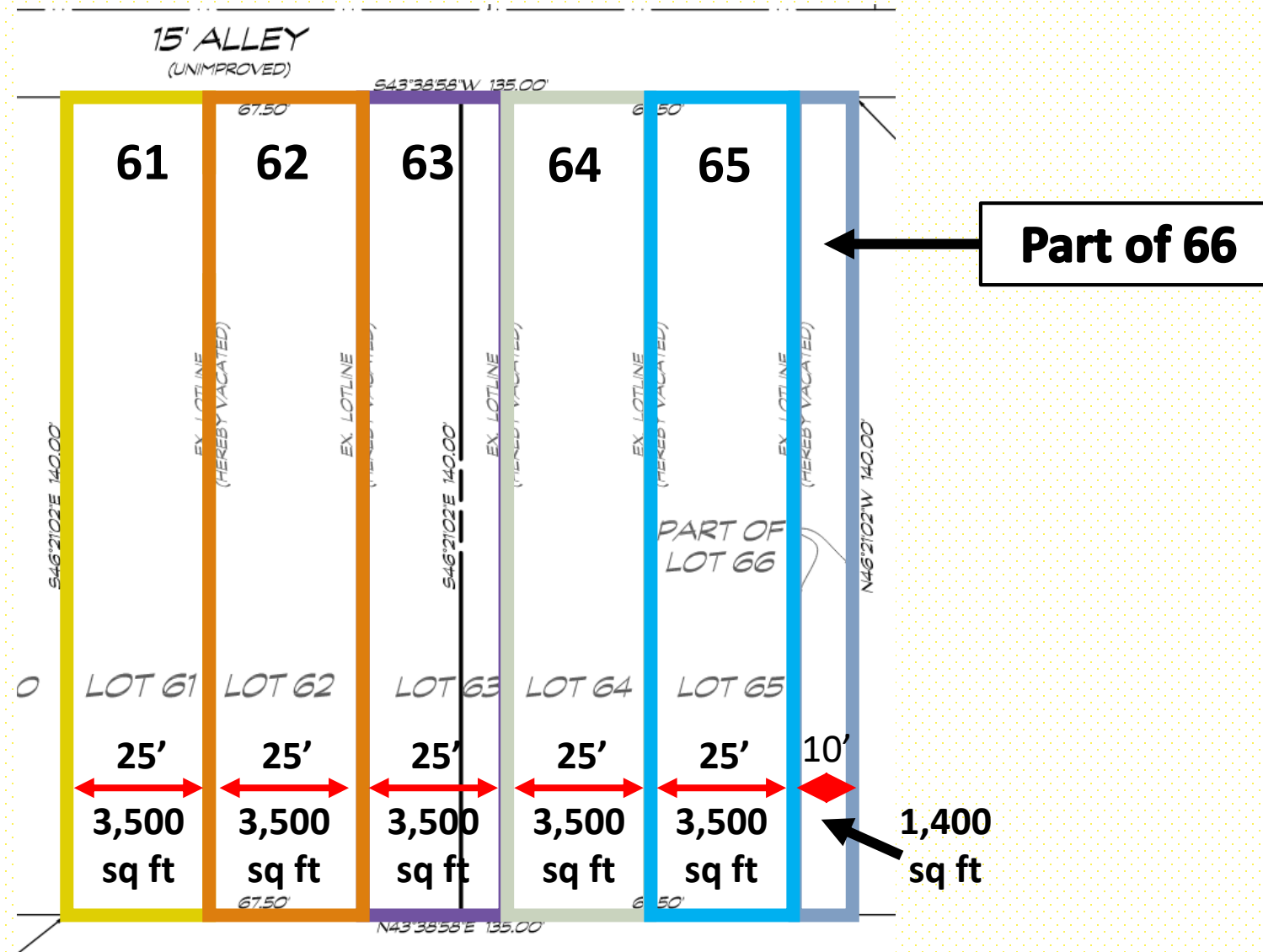
Map No.:  
0384 03  
0061

Map No.:  
0384 03  
0063



# 130 Wilmar Place NW – Lot Line Adjustment & Lot Consolidations

## Existing Lot Layout

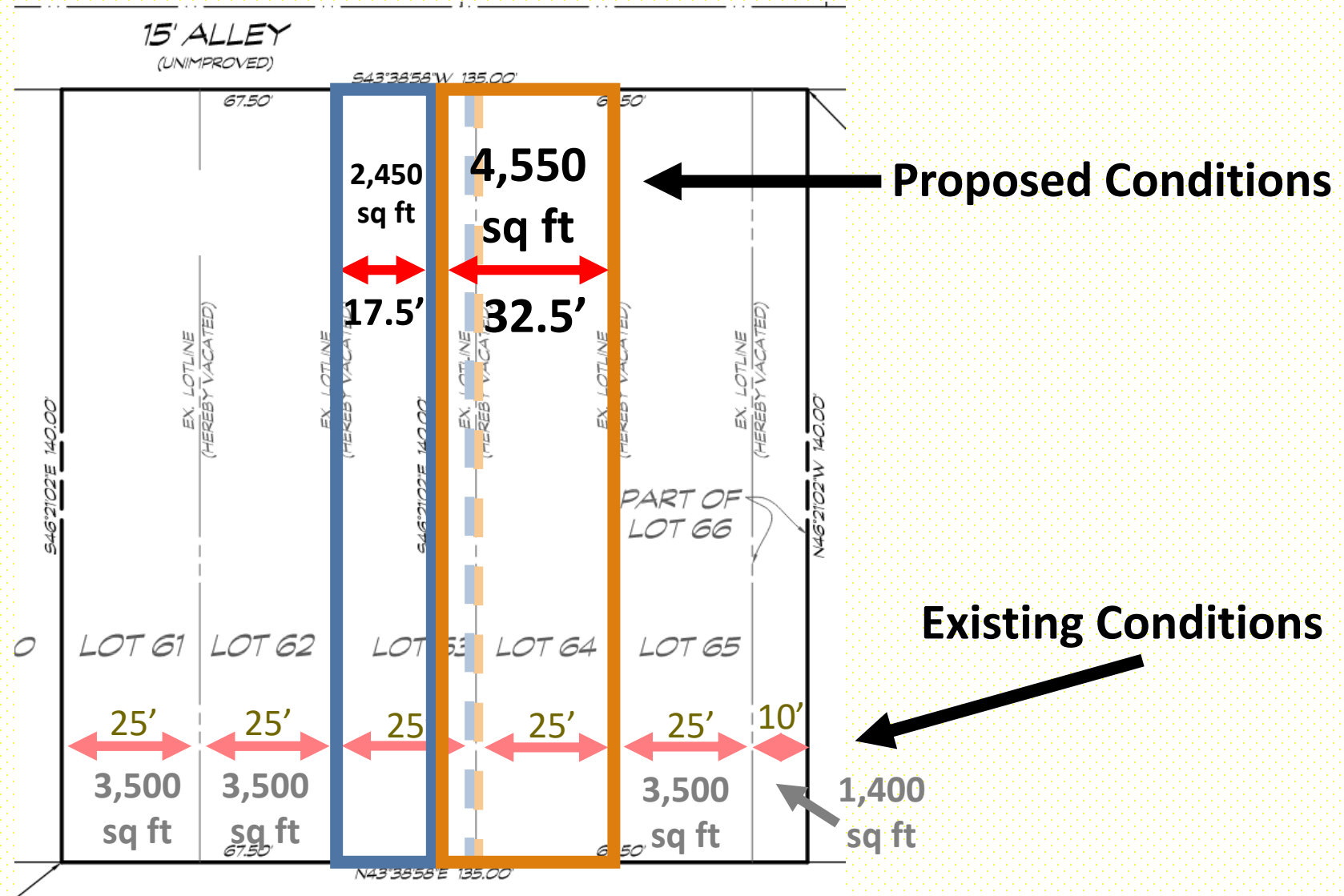




# 130 Wilmar Place NW – Lot Line Adjustment & Lot Consolidations

## Proposed Lot Line Adjustment

### Request 1: Boundary Line Adjustment



# 130 Wilmar Place NW – Lot Line Adjustment & Lot Consolidations

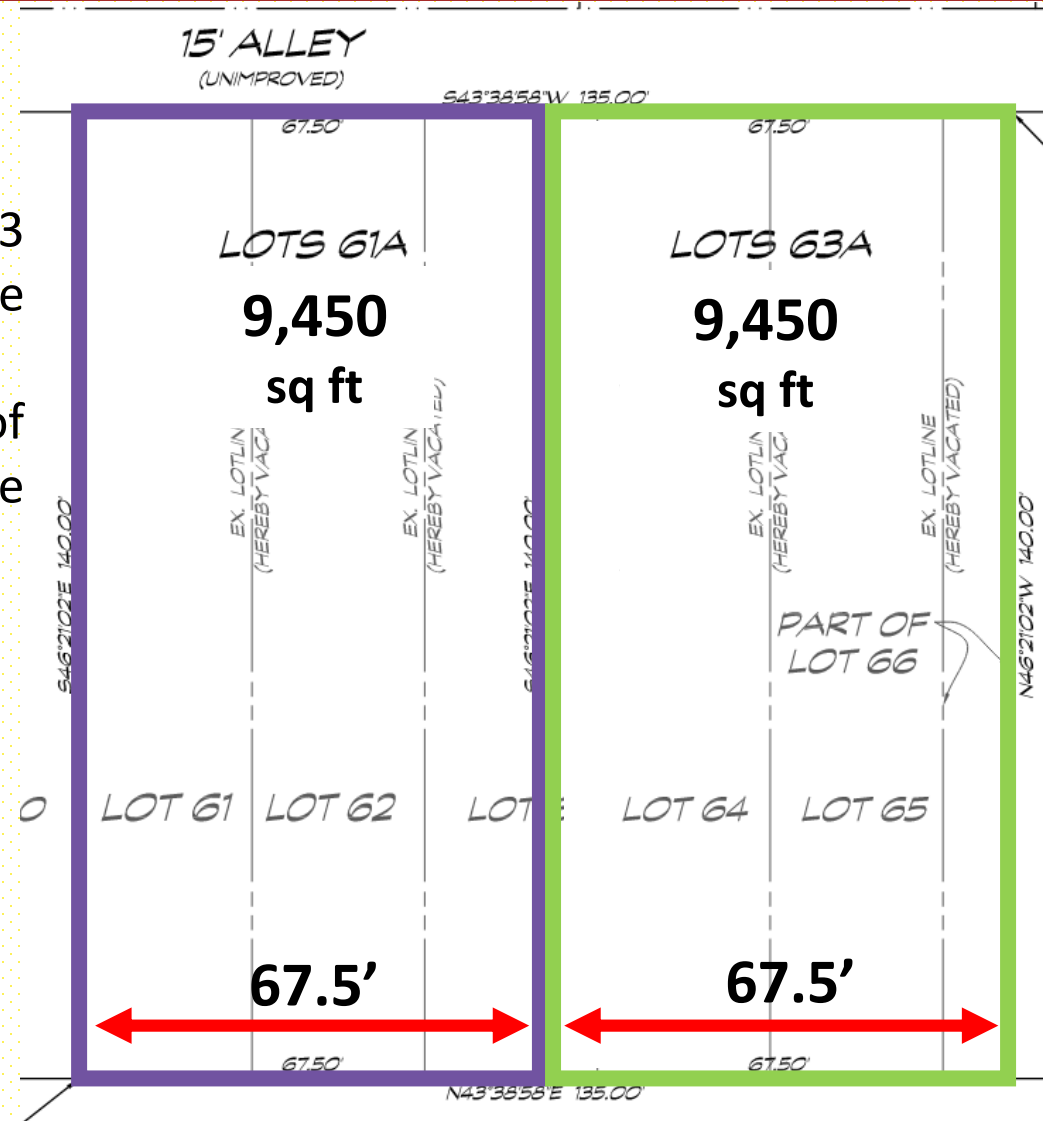
## Proposed Final Lot Layouts

### Request 2 & 3:

### Lot Consolidations

**2. Consolidation** of lots 61 and 62, and 63 to create a single parcel of 9,450 square feet; and,

**3. Consolidation** of lots 64, 65, and part of 66 to create a second parcel of 9,450 square feet.







# 130 Wilmar Place NW – Lot Line Adjustment & Lot Consolidations

## Zoning & Subdivision Requirements

RS-10 Dimensional Standards		Lot 61A	Lot 63A
<b>BUILDABLE LOT DIMENSIONS</b>			
<b>*Lot Area Per Dwelling Unit*</b>	10,000 sq. ft. min.	9450 sq ft	9450 sq ft
<b>Lot Width at Front Lot Line</b>	45 ft. min.	67.50'	67.50'
<b>Lot Width at Front Building Line</b>	60 ft. min.	67.50'	67.50'
<b>*Lot Width at Midline*</b>	75 ft. min.	67.50'	67.50'
<b>RESIDENTIAL COVERAGE</b>			
<b>Lot coverage</b>	25% max.	24.85%	24.85%
<b>Deck &amp; Outdoor living coverage</b>	5% max. covered by decks/Outdoor living	4.97%	4.97%
<b>BUILDING STANDARDS</b>			
<b>**Building Height</b>	35 ft. max.	34.10'	34.00'
<b>**Number of Stories</b>	2.5 max.		
<b>BUILDING PLACEMENT STANDARDS</b>			
<b>Front Yard Setback</b>	25 ft. min. from front property line	25.33'	25.33'
<b>Interior Side Yard Setback</b>	12 ft. min.	14.83'/12.33'	14.83'/12.33'
<b>Corner Side Yard Setback</b>	25 ft. min.	n/a	n/a
<b>Rear Yard Setback</b>	35 ft. min.	63.83'	63.83'

\* Due to the existing conditions of the 1924 Wilmar Place subdivision, per **Sec. 18-717 - Substandard Lots**, the parcels may be utilized per the current zoning ordinance if other conditions, such as lot coverage, are met.

# 130 Wilmar Place NW – Lot Line Adjustment & Lot Consolidations

## Planning Commission Review

- **November 13, 2024** – Planning Commission reviewed the original proposal and recommended against approval and provided potential alternatives.
- **March 12, 2025** – The Planning Commission reviewed the new application, which was one of its potential alternatives from the November 13, 2024 meeting, and unanimously recommended approval.

# 130 Wilmar Place NW – Lot Line Adjustment & Lot Consolidations

## Suggested Motion

I move to recommend (approval) (denial) to the Town Council for the proposed:

1. **Lot line adjustment** between lots 63 and 64;
  2. **Consolidation** of lot 61, lot 62, and the adjusted 63 to create a single parcel of 9,450 square feet; and,
  3. **Consolidation** of lot 64, lot 65, and the lot known as “part of 66” to create a second parcel of 9,450 square feet;
- ...on the parcels known as 130 Wilmar Place NW, map numbers 0384 03 0061 and 0384 03 0063, in the *RS-10 Residential - Single-Unit, 10,000 sq. ft.* zone.

Or

Other action as deemed necessary by the Town Council.