

September 23,
2024

Town Council Meeting 841 Ninovan Rd SE Lot Consolidation

Kelly O'Brien, Deputy Director, Planning & Zoning

841 Ninovan Rd SE Lot Consolidation

Site Location

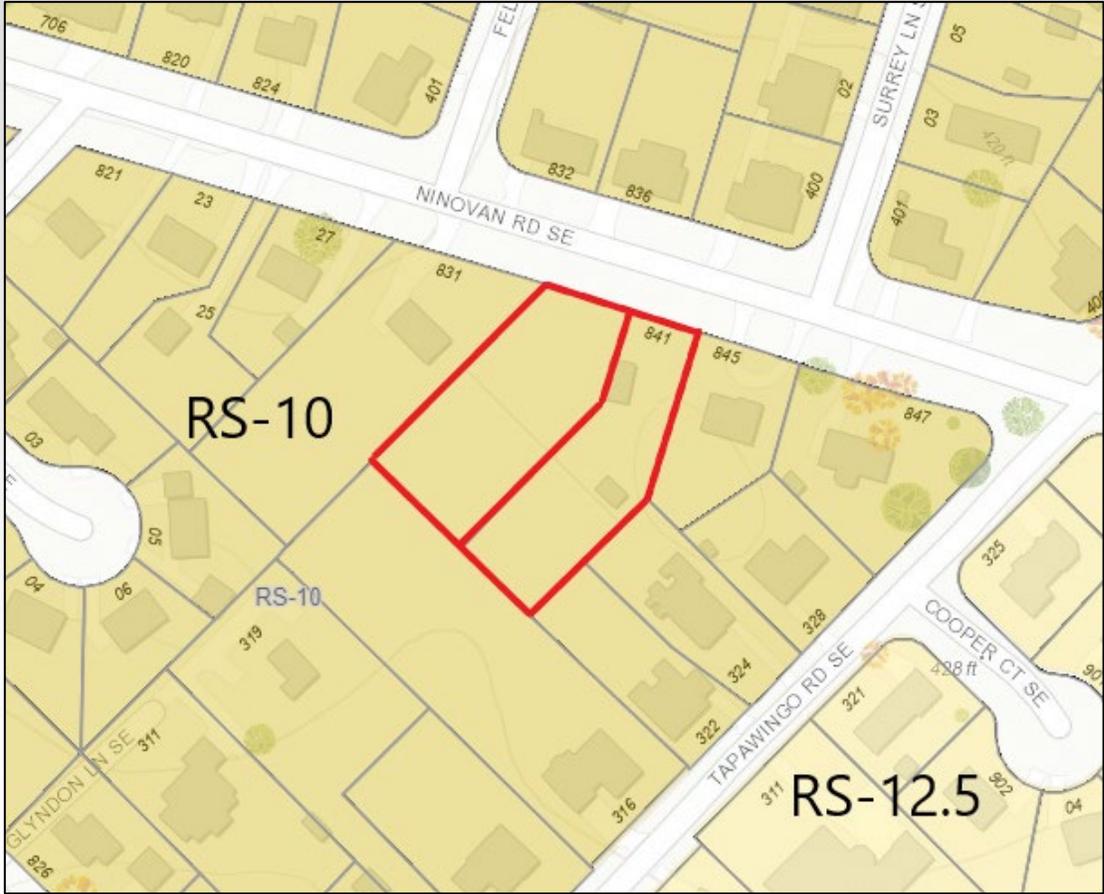


Future Land Use & Zoning

2015 Comprehensive Plan Future Land Use Map

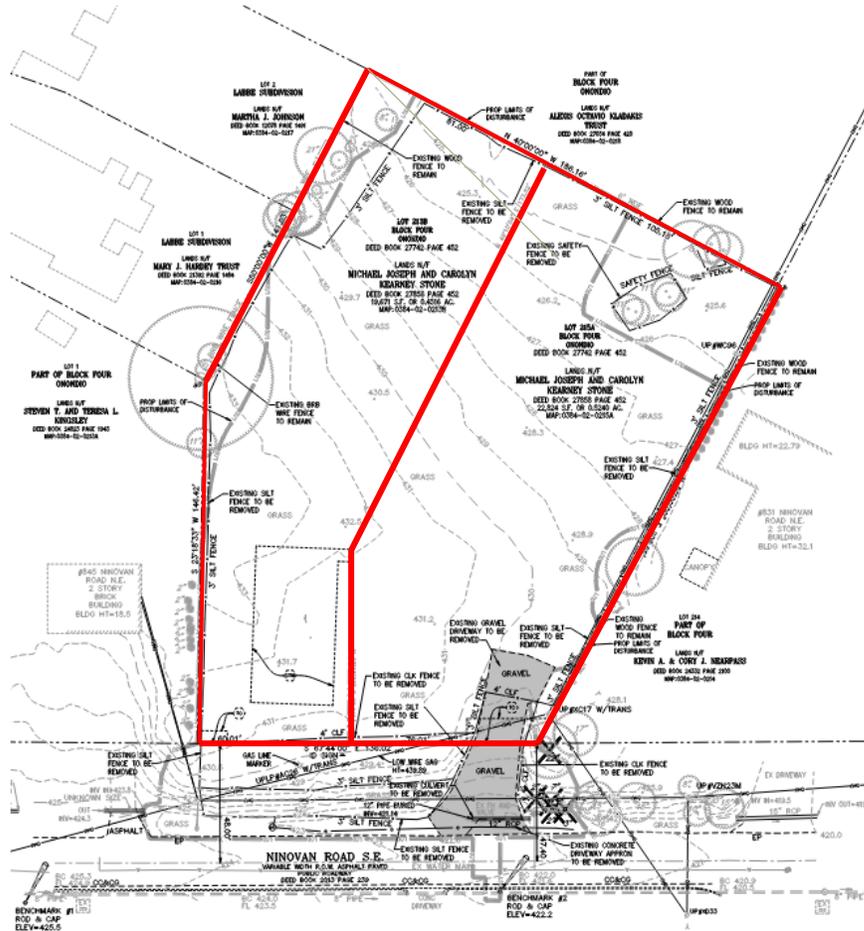


Zoning Map

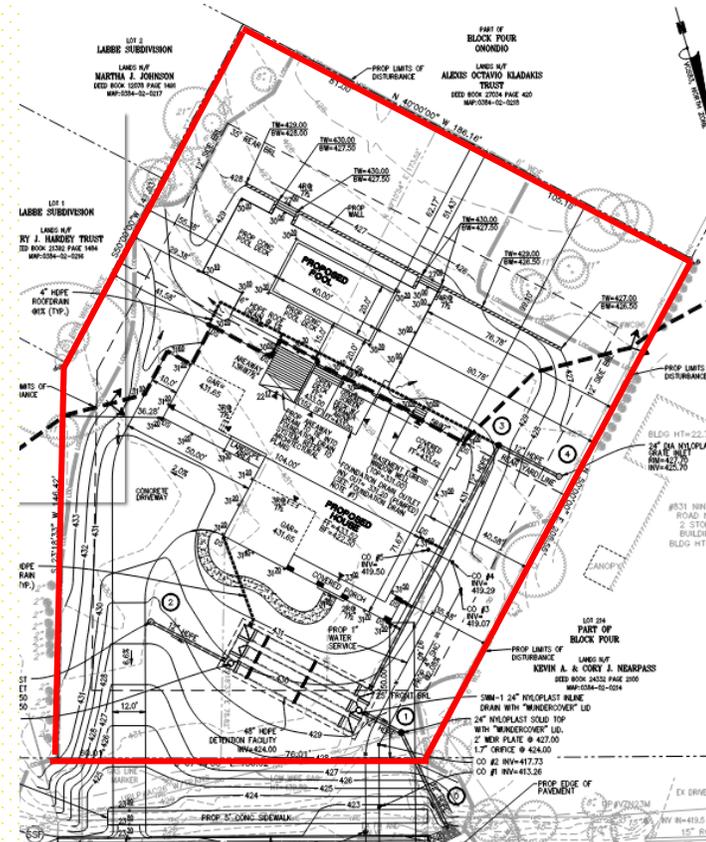


841 Ninovan Rd SE Lot Consolidation

Existing & Proposed Lot Layouts

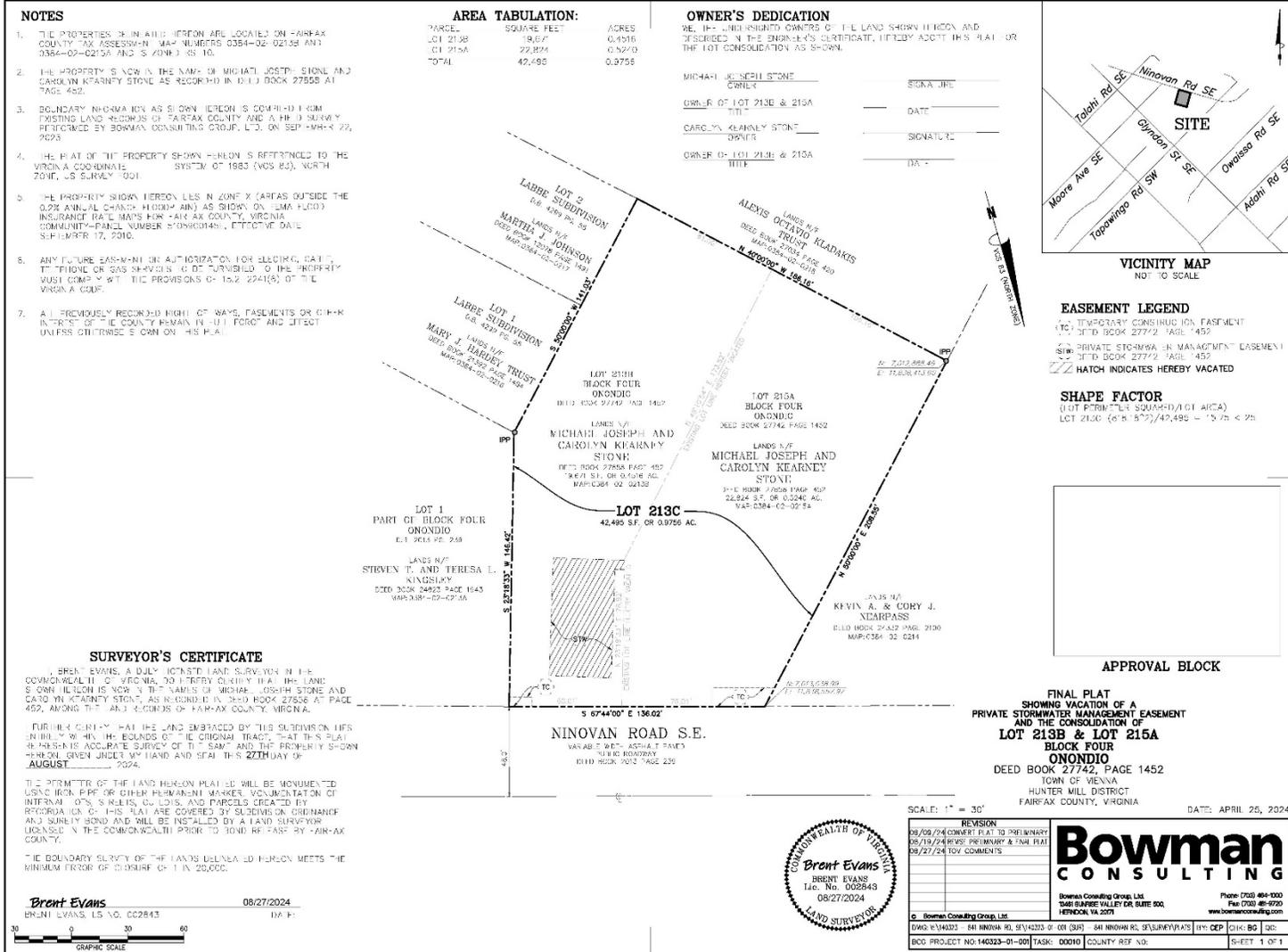


EXISTING



PROPOSED

841 Ninovan Rd SE Lot Consolidation Preliminary/Final Plat



140323-C-FF

841 Ninovan Rd SE Lot Consolidation Zoning & Subdivision Requirements

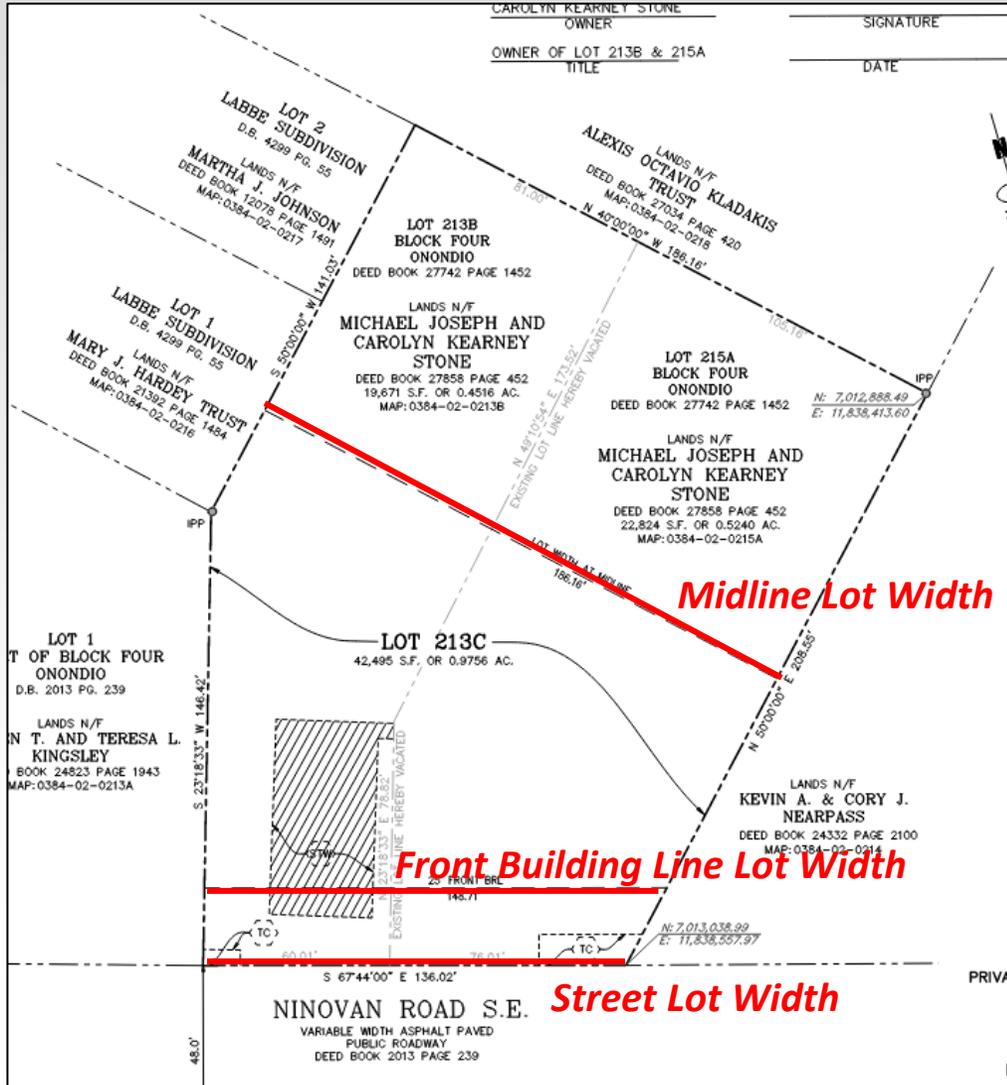


Table 1: Alignment with Minimum Lot Requirements

	Requirement	Consolidated Lot
Lot Area	Minimum 10,000 sf	42,495 sf
Lot Shape Factor	Maximum 25	15.75
Street Lot Width	Minimum 50 ft	136.02 ft
Front Building Line Lot Width	Minimum 65 ft	148.71 ft
Midline Lot Width	Minimum 90 ft	186.16 ft
Maximum Lot Coverage (based on preliminary development plans)	Maximum 25%	24.75%

841 Ninovan Rd SE Lot Consolidation

Summary

Proposed Lot Consolidation

- Meets minimum Zoning & Subdivision requirements
 - Aligns with Comprehensive Plan
 - Meets minimum requirements per Department of Public Works
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- Planning Commission Recommendation to Council – September 11, 2024
 - Town Council Meeting – September 23, 2024
 - Action required by Council 60 days from official submission (before October 29, 2024)

Proposed/Suggested Motion

Possible Motion(s):

"I move to approve the final plat and lot consolidation of lots 0384 02 213B and 0384 02 215A, located at 841 Ninovan Rd SE, in the RS-10 Residential - Single-Unit, 10,000 sq. ft. zoning district, as presented

Or

Other action deemed necessary by Town Council.