

Jan 6, 2025

**130 Wilmar Place NW
Lot Consolidations**

130 Wilmar Place NW - Lot Consolidations

Site Location



130 Wilmar Place NW - Lot Consolidations

Requests

- 1. Consolidation of Lots 61 and 62** into a new single-unit detached lot, zoned RS-10. The applicant has acknowledged that the resulting consolidation would not meet certain requirements of the zone, including Lot Area, Front Building Line Lot Width, and Midline Lot Width. Therefore, the applicant has, in parallel with this consolidation application, submitted an application for a variance to the Board of Zoning Appeals. If approved, the variance would allow the applicant to build a single-unit residence on this newly created lot. Without the variance being approved, such construction would not be permitted.
- 2. Consolidation of Lots 63, 64, 65 and part of 66** (see staff report for explanation of “part of 66”) in a new single-unit detached lot, zoned RS-10. Staff assesses that that this consolidation would not have the same challenges as the other consolidation. The applicant has not requested any variances related to this consolidation and intended construction.

130 Wilmar Place NW - Lot Consolidations

Future Land Use & Zoning

2015 Comprehensive Plan Future Land Use Map

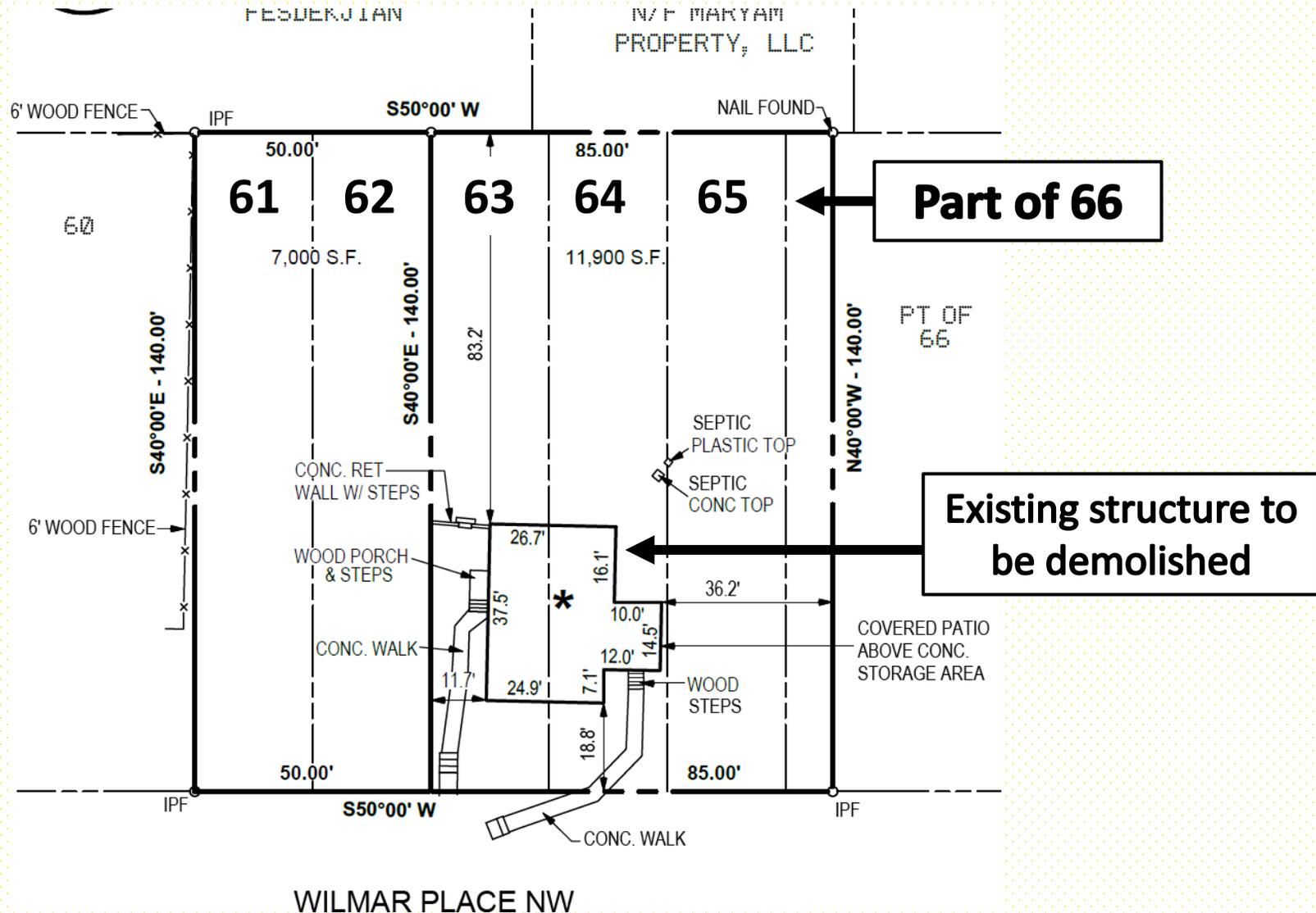


2024 Zoning Map



130 Wilmar Place NW - Lot Consolidations

Existing Lot Layout



130 Wilmar Place NW - Lot Consolidations

Existing Site Conditions

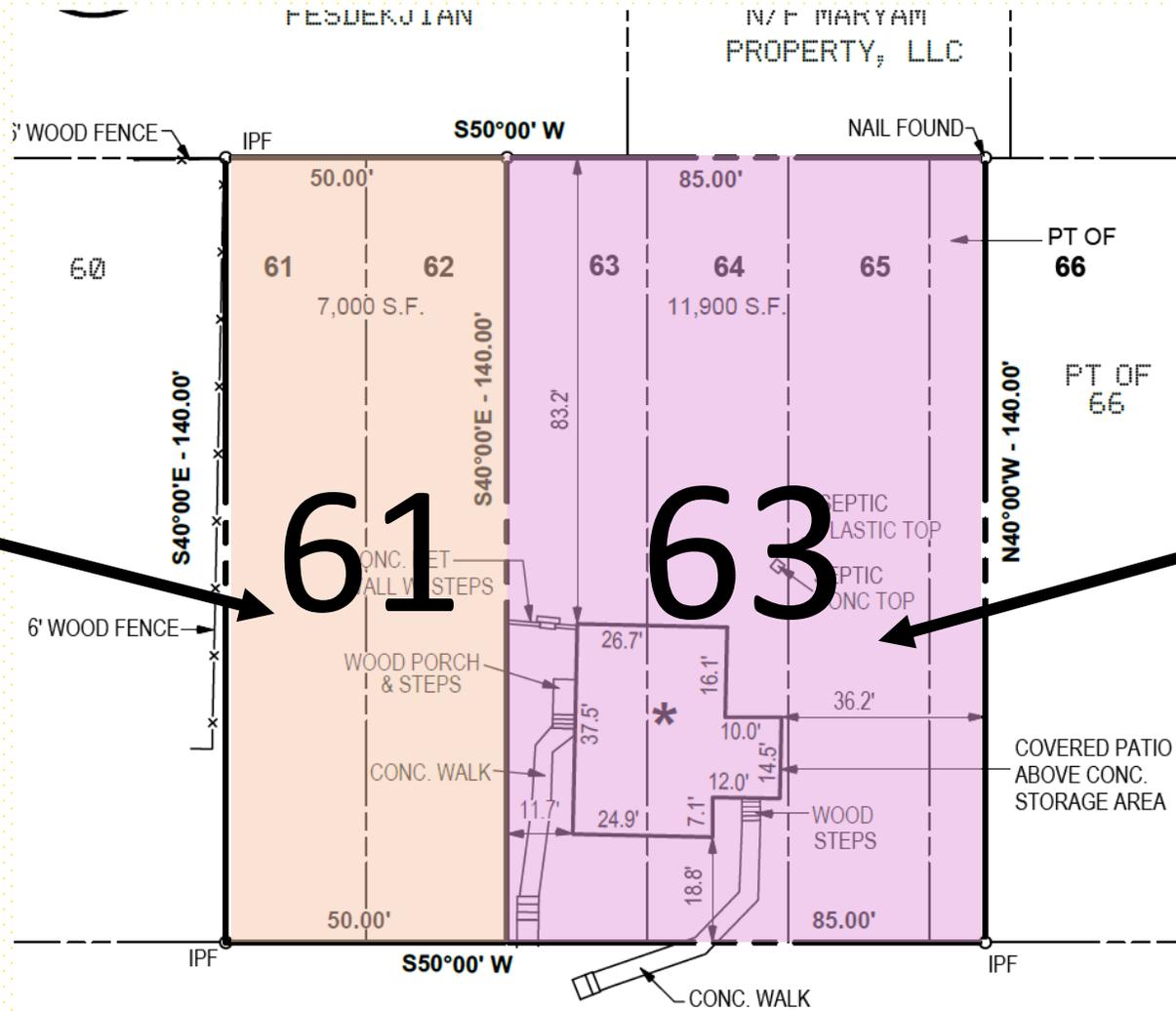


130 Wilmar Place NW - Lot Consolidations

Existing Tax Map Layout

Map No.:
0384 03
0061

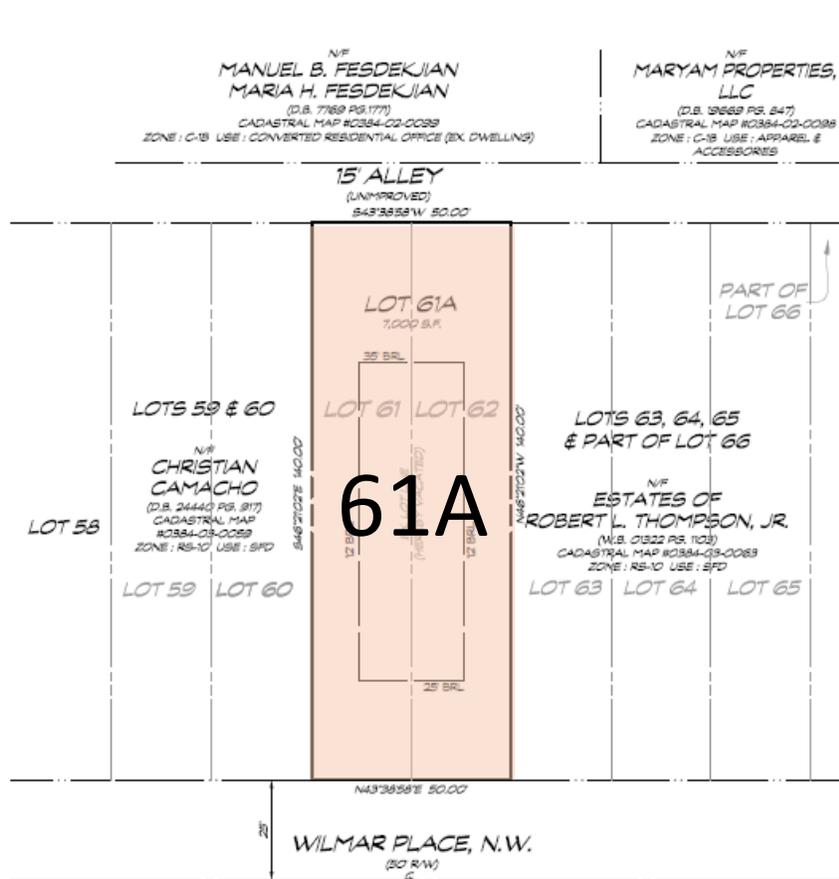
Map No.:
0384 03
0063



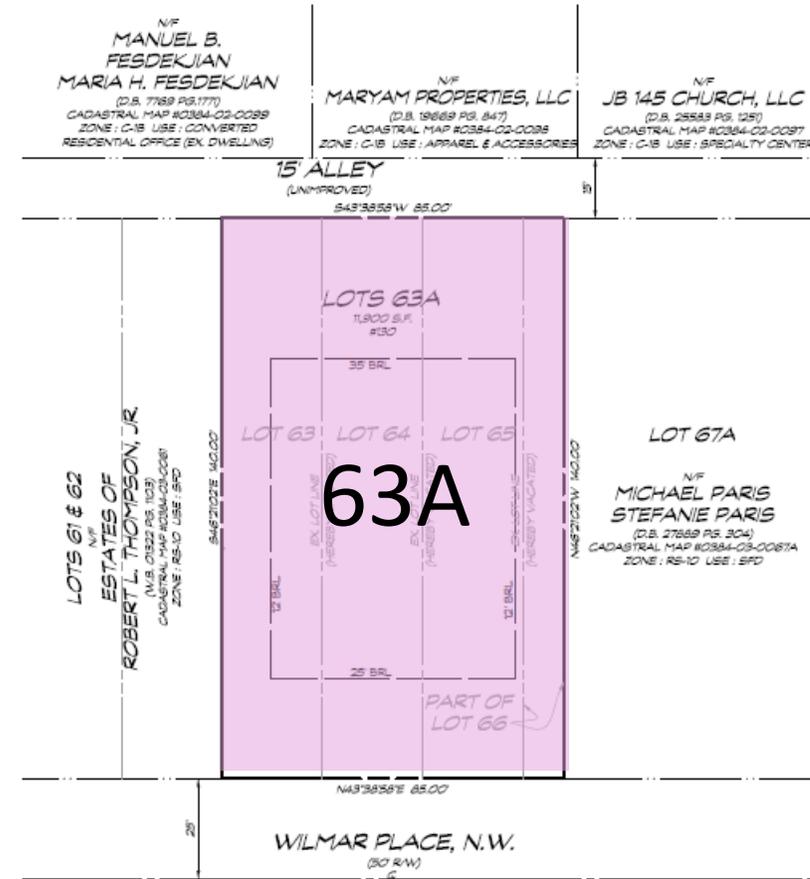
61 **63**

130 Wilmar Place NW - Lot Consolidations

Proposed Lot Layouts



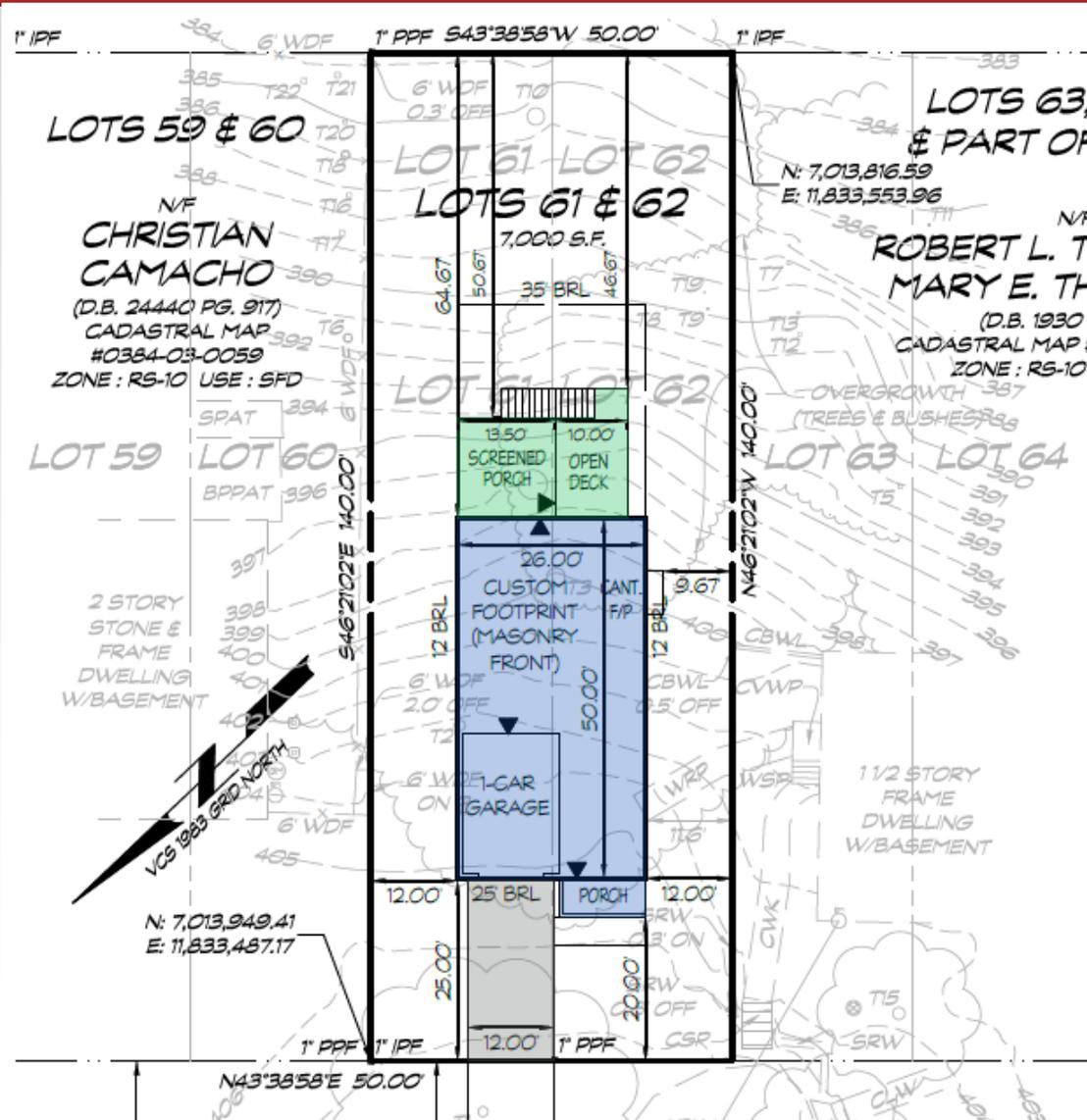
Lots 61 & 62



Lots 63, 64, 65 & Part of 66

130 Wilmar Place NW - Lot Consolidations

Lots 61 & 62 – Concept Plan



130 Wilmar Place NW - Lot Consolidations

Zoning & Subdivision Requirements

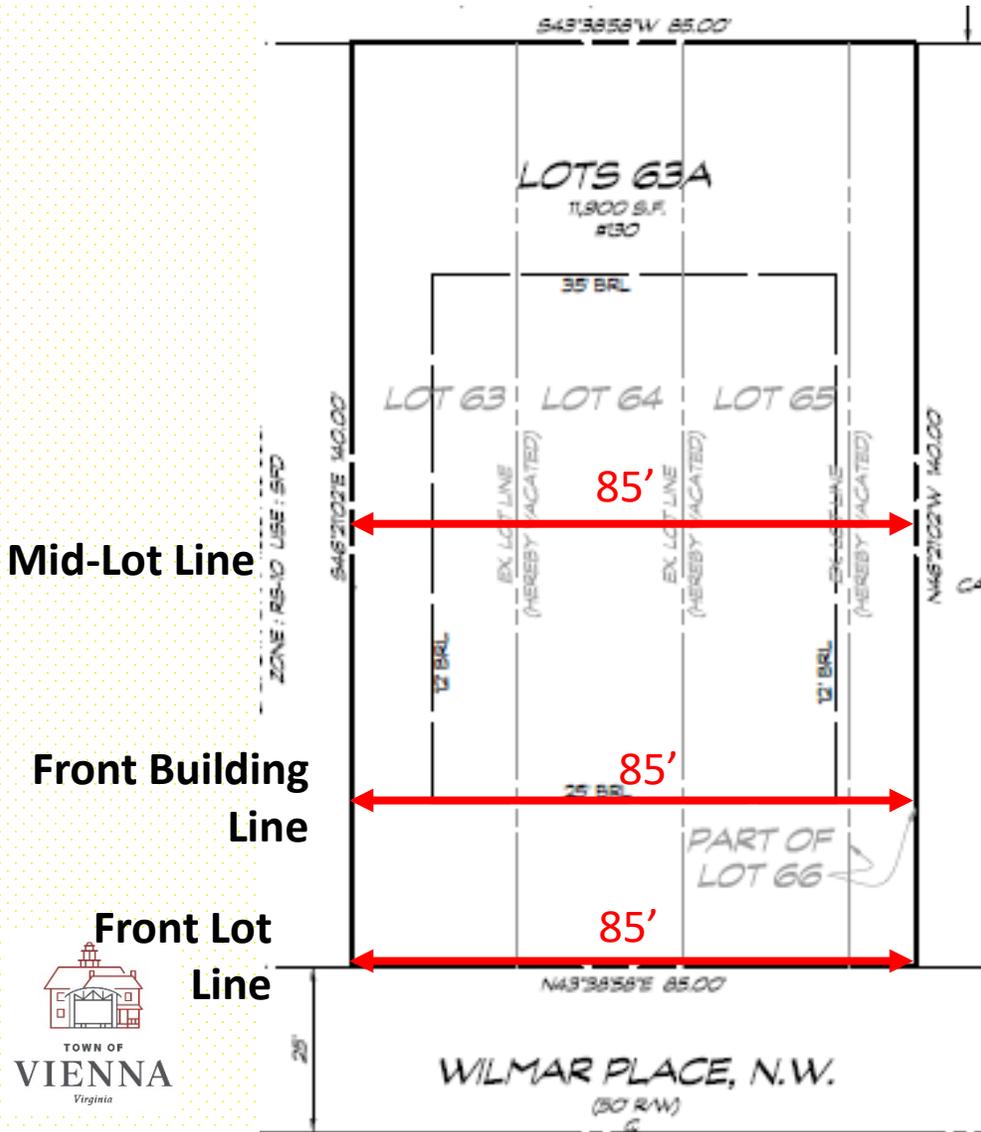


Table 2: Alignment with Minimum Lot Requirements for RS-10 Zoning		
	Requirement	Consolidated Lot
Lot Area	Minimum 10, 000 sf	11, 900 sf
Lot Shape Factor	Maximum 25	17.02
Front Lot Line Width	Minimum 45 ft	85 ft
Front Building Line Lot Width	Minimum 60 ft	85 ft
Midline Lot Width	Minimum 75 ft	85 ft
Maximum Lot Coverage	Maximum 25%	24.8%
Deck & Outdoor Living Coverage	Maximum 5%	3.1%
Zoning Setbacks:		
Front	Minimum 25 ft	25 ft
Side(s)	Minimum 12 ft	19.43 ft
Rear	Minimum 35 ft	43.8 ft
Building Height	Maximum 35 ft	34.83 ft

Process

- **November 8, 2024** – Application was deemed complete by staff.
- **November 13, 2024** – Planning Commission heard the request for Recommendation to Town Council.
- **November 20, 2024** – Board of Zoning Appeals hear the request for a Variance for Lots 61 & 62 – Variance was approved.
- **January 6, 2025** – 60 days from official application deemed complete.
- **January 6, 2025** – Town Council – Request for Approval of Lot Consolidations

Suggested Motions

The following are options for language that the Town Council may use to create a motion on the two requests:

1) I move to (*Approve*) (*Deny*) the request for approval of a final plat for a proposed lot consolidation of two lots, 61 and 62, at 130 Wilmar PI NW (0384 03 0061) in the RS-10 Single-Unit Detached Residential zone. (*With the following conditions...*) (*For the following reasons....*)

2) I move to (*Approve*) (*Deny*) the request for approval of a final plat a final plat for a proposed lot consolidation of four lots, 63, 64, 65, and part of 66, at 130 Wilmar PI NW (0384 03 0063) in the RS-10 Single-Unit Detached Residential zone. (*With the following conditions...*) (*For the following reasons....*)

