



04/01/2024

To: Mayor and Council

RE: Staff Report – 102 Lower Creek Trail –Variance

The applicant has submitted a variance application for development standard listed below.

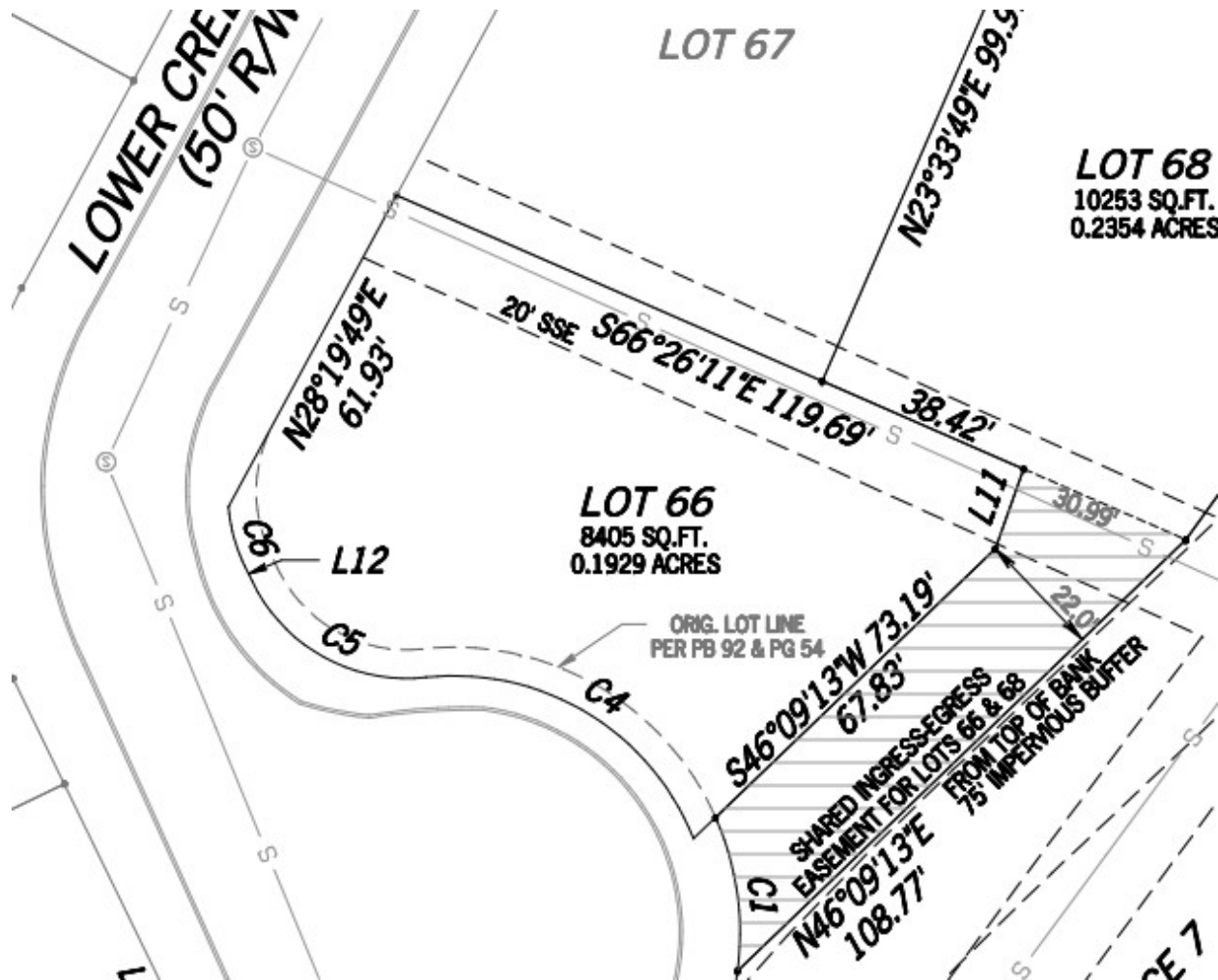
Sec. 40-153(2)(g) – Minimum right of way widths

Applicant is requesting to reduce the right of way of a portion of Lower Creek Trail to accommodate a larger buildable area on lot 66 for construction of a new home.

This lot is an existing lot record and is impacted by both a sanitary sewer easement and ingress/egress assess easement.

The proposed house floor plan is shown below with existing right of way for lot 66. A slight encroachment is needed to allow this floor plan to be placed on this lot or a variance is needed to allow the right of way to be less than 50 feet along this lot. Applicant has requested the variance to reduce the right of way.





Shown above is the proposed re-platting for lot 66 to allow 5 feet less right of way along lot 66. The existing right of way is shown as a dashed line and the new line is shown as a solid line.

IF APPROVED:

No negative impacts are recognized by approving this variance.

No public utilities are located in this area of the right of way and sidewalk connectivity can still be provided.

William "Dub" Pearman, III
Mayor

Harold Simmons
City Manager



No impact to public safety for emergency response – no change in road pavement width only right of way beyond the curb.

Dead-end road that abuts the future Stormwater Park.