

STAFF REPORT

Item	Preliminary Plat	Location	356 Johnson
Planning Commission Date	August 18, 2020	Mayor and Council Date	September 21, 2020
Applicant	S. Timberlake	Purpose	Re -plat

SUMMARY

The applicant, Stephanie Timberlake is requesting that the property at 356 Johnson Street to be subdivided into two lots. Lot 1 would be a flagpole lot of 1.371 acres and the second lot would contain the existing house and be 1.0 acres. The property would remain as R 40 and it meets the minimum requirements of 1 acre. The lot is able to meet the requirement for the minimum lot width at set back of 100 ft.



ZONING

Existing Zoning	Existing Land Use	Surrounding Zoning	Site Improvements	Size of Property
R-40 Residential	Residential	R- 40 and R-40 C	Will need to hook up to water and sewer	1.37- Parcel 1 1.00- Parcel 2
Setbacks	Front -40	Side -20	Rear -40	
Min. Lot Width at Setback	100 Ft			
Minimum Sq. Ft	No minimum square footage established.			

Planning Commission Comments

The Planning Commission recommended approval of the preliminary plat. Vote 5-0.

Staff Comments

Prior to the home being constructed the builder will need to obtain an approved Certificate of Appropriateness by the Historic Preservation Commission.

