



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: March 11, 2014

Reference: Consider approval of the Red Hawk Addition, Lot 1R, Block A, Replat, being a replat of Lots 1 & 2, Block A, into one lot to allow the construction of one single-family home on 0.7 acres of property located at the northwest corner of Bethel School Road and Blackburn Drive (131 & 135 Blackburn Dr.)

2030: **Special Place to Live**

Introduction:

This request is to replat two single family lots into one lot at the entry into this subdivision. This 0.7 acre lot (30,533 sq. ft.) has increased setbacks along Bethel School Road (20') and Blackburn Drive (15') to accommodate the entry wall feature at this corner. Given its location at the intersection of this collector street and the main road into this subdivision, with office building across the street, a larger home on this larger lot is appropriate and compatible with the surrounding development patterns.

Analysis:

On February 20, 2014 the Planning and Zoning Commission unanimously recommended approval of this replat. There were no outstanding conditions.

Legal Review:

This item did not require City Attorney review.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval

Attachments:

Staff Report
Replat