

Agenda Item 22-1324 (Tim Acklin)

Request for waiver of the City requirement for a subdivision plat and allowance of the substitution of a Certified Survey Map (CSM) in its place at 1027 Hayes Street.

General Location

Council District 1, Logan Northside Neighborhood; parcel is located on the northwest corner of the intersection at Kane and Hayes Streets as depicted in attached Map PC22-1324. To the west, north, and east of the parcel are primarily single-unit homes with some duplexes. The surrounding neighborhood is residential, primarily single-family homes. The parcel is located about a 1-2 blocks away from Bridge View Plaza and Hwy 53.

Background Information

There are currently three houses on the parcel which makes them legal non-conforming uses by municipal code. Three houses on one parcel also limits the property owner to making improvements to only one of the them, and limits the improvements to only 50% of its assessed value. Rather than demolish two of the houses the applicant would like to subdivide the lot into three separate parcels so that each house is on its own parcel and the owner can make improvements to them. Because the parcel(s) are in the floodplain the property owner will still be restricted to improvements that do not exceed 50% of their assessed value but it would apply to each house individually.



Any parcel that is subdivided into more than two parcels has to submit a preliminary and final plat rather than a Certified Survey Map and meet the requirements associated with that process. The applicant is requesting to waive the requirement to submit a plat and allow the parcel to be subdivided by a Certified Survey Map instead. The applicant has also provided documentation that the parcel was originally platted as three lots, though not in the configuration that they are proposing.

Recommendation of Other Boards and Commissions

N/A

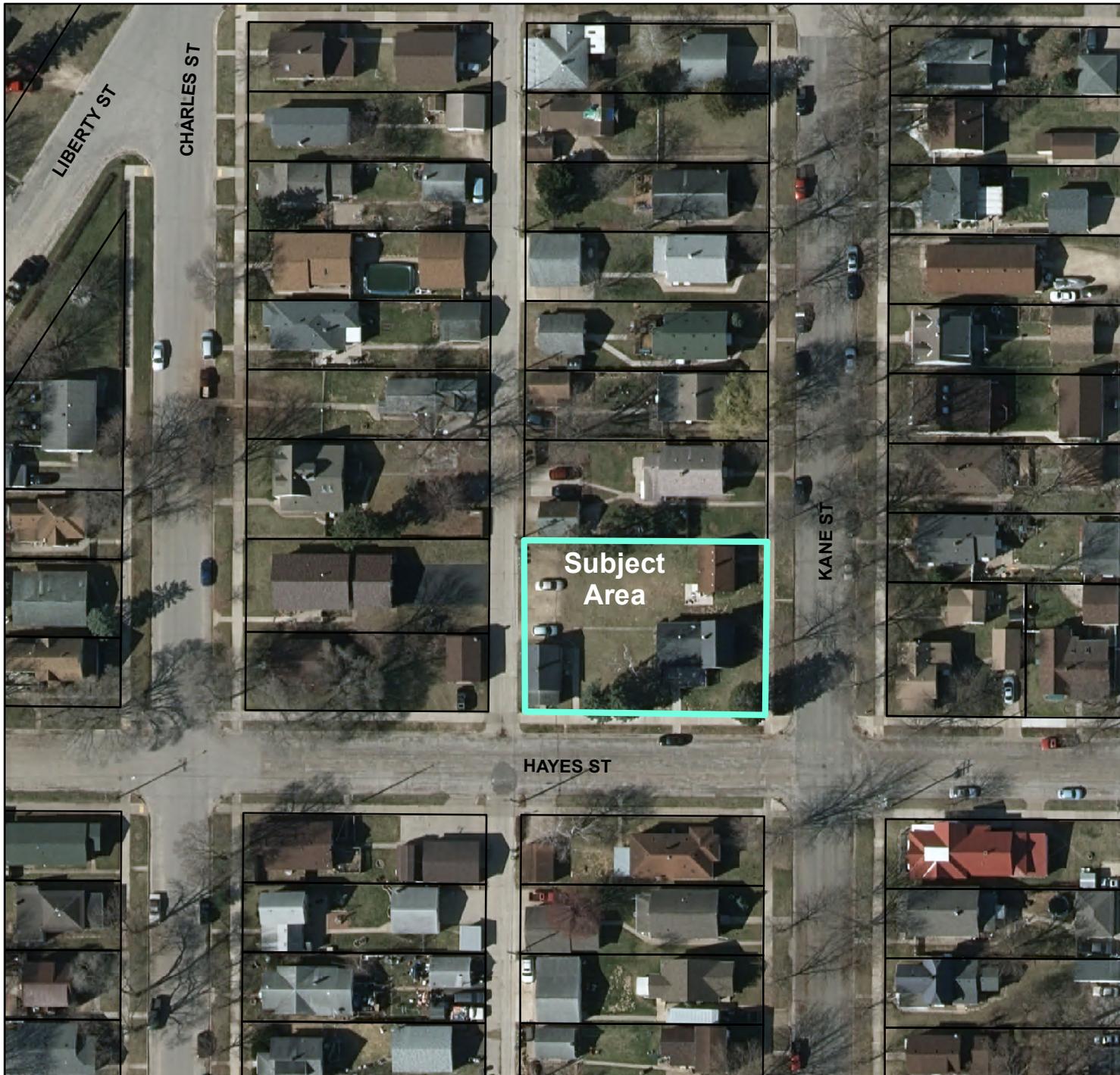
Consistency with Adopted Comprehensive Plan

Actively marketing neighborhoods by promoting reinvestment and revitalization efforts and assisting to maintain a mix of housing options are primary objectives in the Neighborhoods and Housing Element of the Comprehensive Plan.

Staff Recommendation

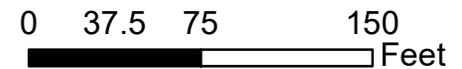
Staff agrees that the platting process and subsequent platting requirements are not needed. The requirements typically associated with the platting process are already in place, such as streets, utilities, curb and gutter, etc. Additionally, this allow for two existing, modest homes that are in good condition to be saved. **This item is recommended for approval.**

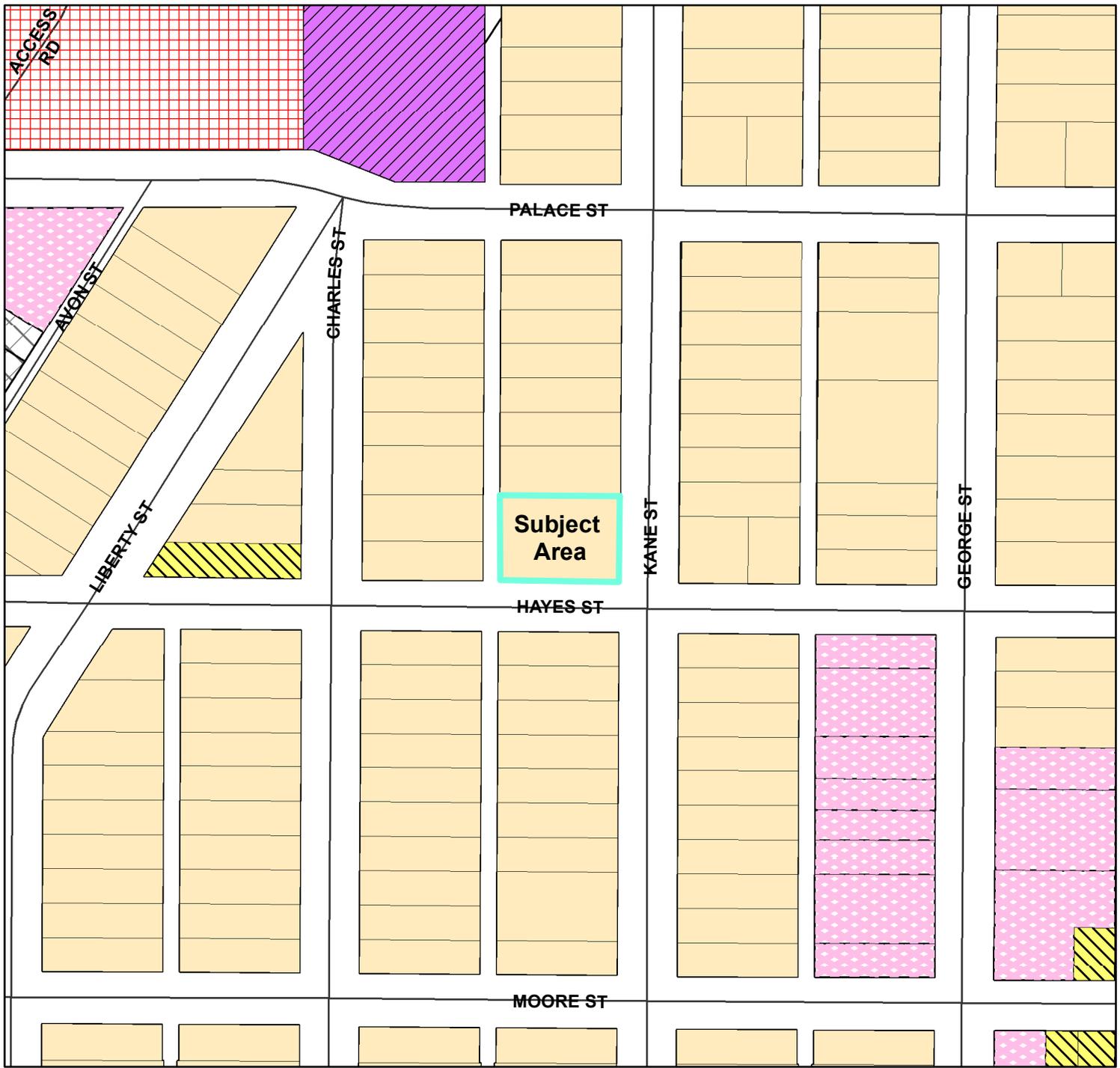
Routing J&A 11.1.2022



BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





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