

Tentative Partition Application

This section of the application contains responses that illustrate how this land use partition application conforms to the applicable standards and approval criteria of City of Millersburg for a partition application. Only code sections that contain applicable standards and criteria or otherwise require a response related to the requested partition land use action have been included in this Section. The Parcel is Parcel 1 of Partition Plat No. 2006-44 therefore, it is a legal lot.

2.03.020 Permitted Uses

Response: The proposed improvements have been designed in conformance with applicable RL low-density residential zone standards. The partition is designed to create 2 additional single-family dwellings which is permitted in RL zoning.

2.03.030 Special Uses.

Response: A partition is allowed in the RL zone subject to provisions in Chapter 4.02.050.

2.03.050 Density Regulations.

Response: Single-family in RL zoning may only have one dwelling per lot therefore the partition proposes 2 additional single family lots with 1 existing lot being the remainder.

2.03.060 Dimensional Standards.

Response: The proposed partition complies with RL zoning dimensional, setbacks, maximum coverage, and height standards.

2.03.070 Development Standards.

Response: The proposed partition shall comply with development standards and the applicable sections from Chapter 3. No non-residential development is being proposed.

2.03.080 Public Services.

Response: The proposed partition will connect new construction to public utilities.

3.03 Parking.

Response: The proposed partition plans to create (2) approximately 0.5 acre lots therefore driveways from the public street off Aztec loop will provide newly created parcels with adequate parking on site.

3.06 Signs.

Response: No signs are being proposed with this partition.

3.08 Yards and Lot Standards.

Response: The proposed partition shall comply with yard standards and will be addressed during building permit stage. Vision Clearance is not an issue for proposed shared driveway.

3.12 Design Standards for Homes on Individual Lots.

Response: Design standards for homes will be addressed during building permit stage for this partition.

4.02.050 Improvement Requirements - Partition.

Response:

- (1) The partition proposes private driveways surface pursuant to code.
- (2) The partition proposes no additional right-of-way or public streets. Access does not exceed 250 feet from existing public street. Aztec Loop Ne is improved and therefore no sidewalks are being proposed.
- (3) The partition proposes connection to existing public utilities in Aztec Loop Ne.

5.01 Application Types.

Response: The proposed partition is being submitted as a Type-II Application pursuant to section 5.01.030.

5.07 Processing Partitions.

Response: The proposed partition shall be submitted with all relevant application materials dictated in 5.07.050 Submittal Requirements.

Comprehensive Plan Compliance.

The proposed partition complies with the comprehensive plan for the City of Millersburg because it proposes to create 2 new 0.5 acres, which is pursuant to the goals of the residential zone of the comprehensive plan. The current use of the parcel is a 2.5 ac residential parcel and therefore, does not infringe on agricultural land or natural features but will provide 2 additional dwellings. These 2 additional dwellings will provide additional housing to enhance the need for housing in the City of Millersburg area. The property is zoned residential low volume and therefore a 3-lot partition is allowed under City code but also complies with goals of the comprehensive plan.