

**CD-CPC-2023-00072 – Prelim Plat**

**CD-CPC-2023-00073 – Rezoning without plan**

**CD-CPC-2023-00074 - Area Plan Amendment**

## **Arrowhead Lakes**

October 3, 2023

City Plan Commission

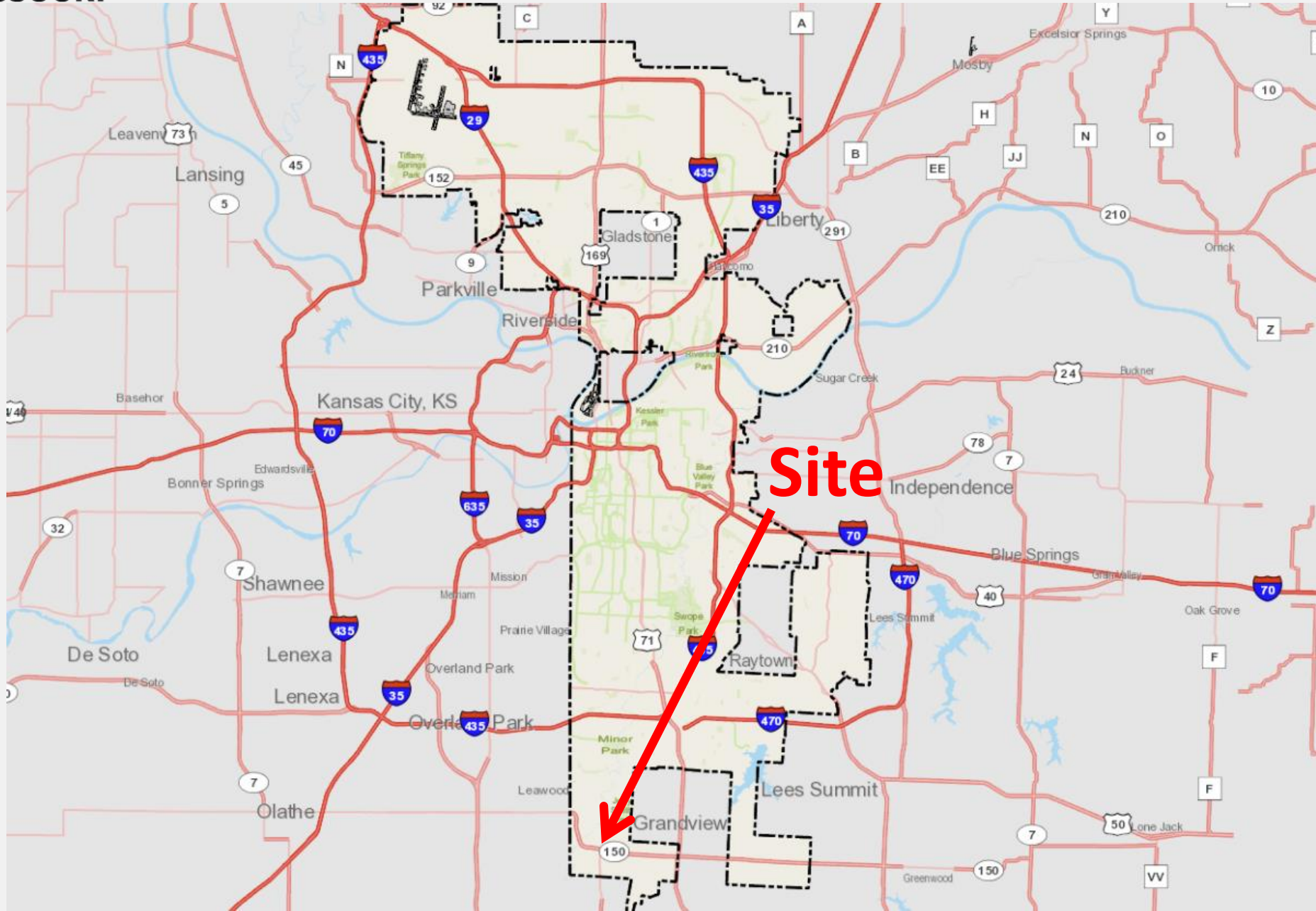


# **Development Team: Amy Grant, Polsinelli Doug Ubben**

## **CD-CPC-2023-00072 – Prelim Plat**

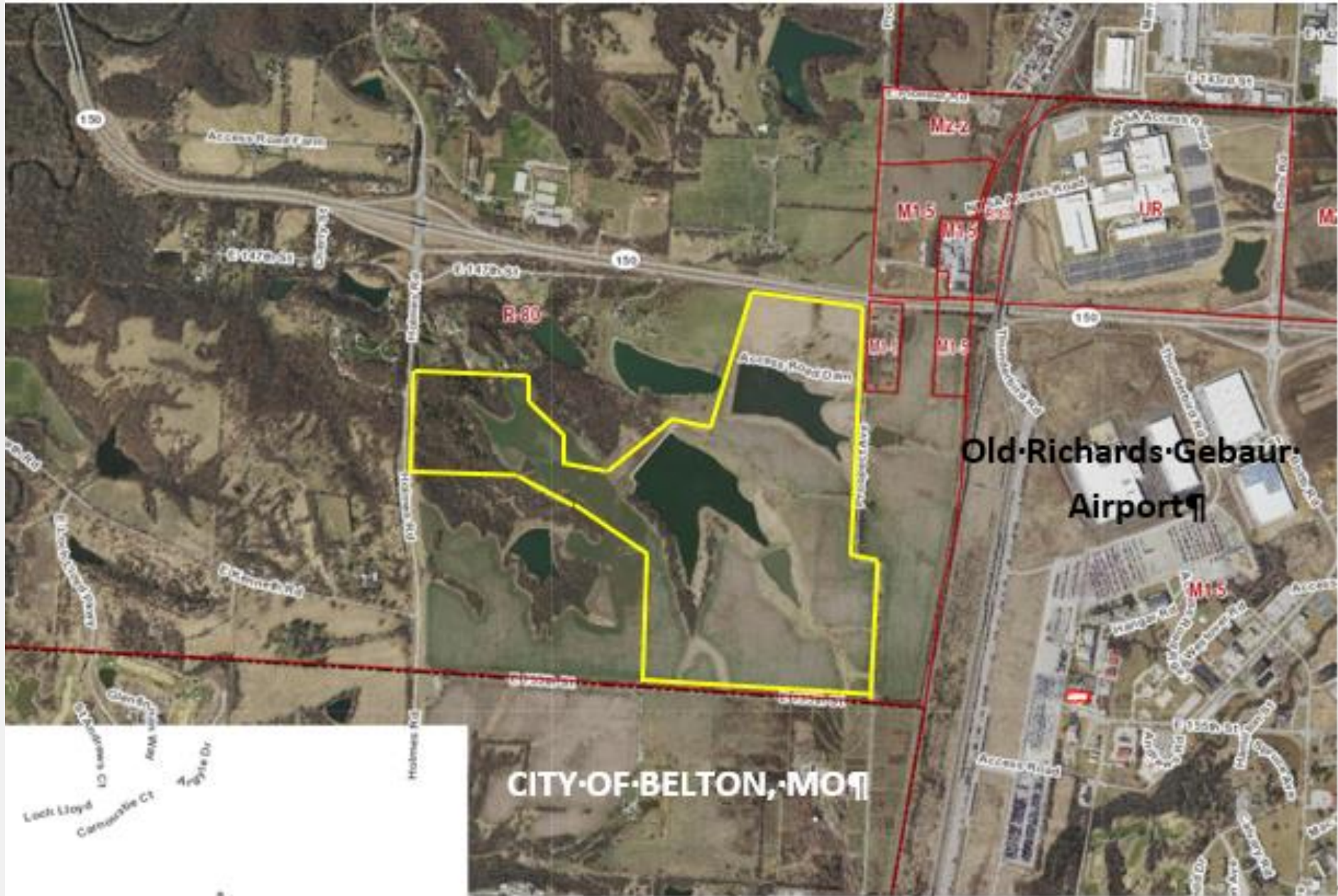
**Applicant is requesting dismissal of this application be dismissed by the CPC. There is no request for waivers or deviation.**

**This will be approved by DRC as it meets all the subdivision regulations.**

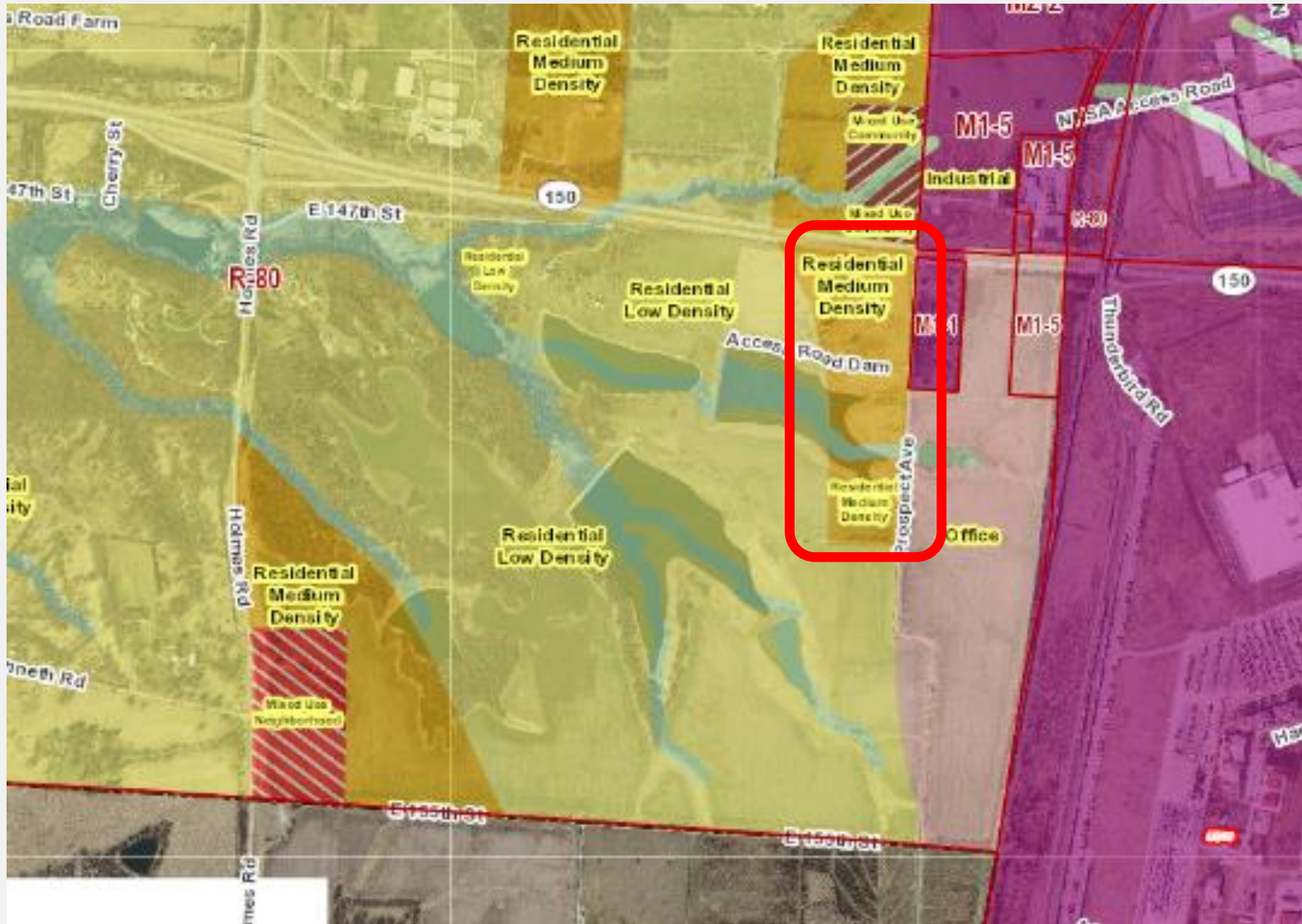


- **365 acres**
- **Zoned R-80**
- **Martin City Area Plan**
- **Rezone from District R-80 to R-7.5.**
- **Existing single family residences on large lots.**
- **Existing ponds/ lakes.**
- **Conservation/ open space and stream buffer exist.**
- **Proposed preliminary plat – not for discussion**











**Table 110-2: Lot and Building Standards**

	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.5	R-0.3
<b>CONVENTIONAL DEV'T</b>									
<b>Lot Size</b>									
» Min. lot area (sq. ft.)	80,000	10,000	7,500	6,000	5,000	4,000	3,000	3,000	2,500
» Min. lot area per unit (sq. ft.)	80,000	10,000	7,500	6,000	5,000	2,500	1,500	350	300
» Min. lot width (ft.)	150	85	50	50	45	40	30	30	25
<b>Front Setback<sup>1</sup></b>									
» Minimum (% of lot depth)	25	25	25	25	25	25	15	15	15
» Min. garage (% of lot depth)	25	25	25	25	25	25	20	20	20
» Maximum required (ft.)	40	30	30	30	25	25	20	20	20
<b>Rear Setback<sup>1</sup></b>									
» Minimum (% of lot depth)	25	25	25	25	25	25	25	25	25
» Maximum required (ft.)	50	30	30	30	30	25	25	25	25
<b>Side Setback<sup>1</sup></b>									
» Min. each side (% lot width)	10	10	10	10	10	10	10	10	10
» Maximum required (ft.)	8	8	8	8	8	8	8	8	8
» Min. abutting street (ft.)	15	15	15	15	15	15	15	15	15
<b>Height (ft.)</b>									
» Maximum	35	35	35	35	35	40	45	164	235



