

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:

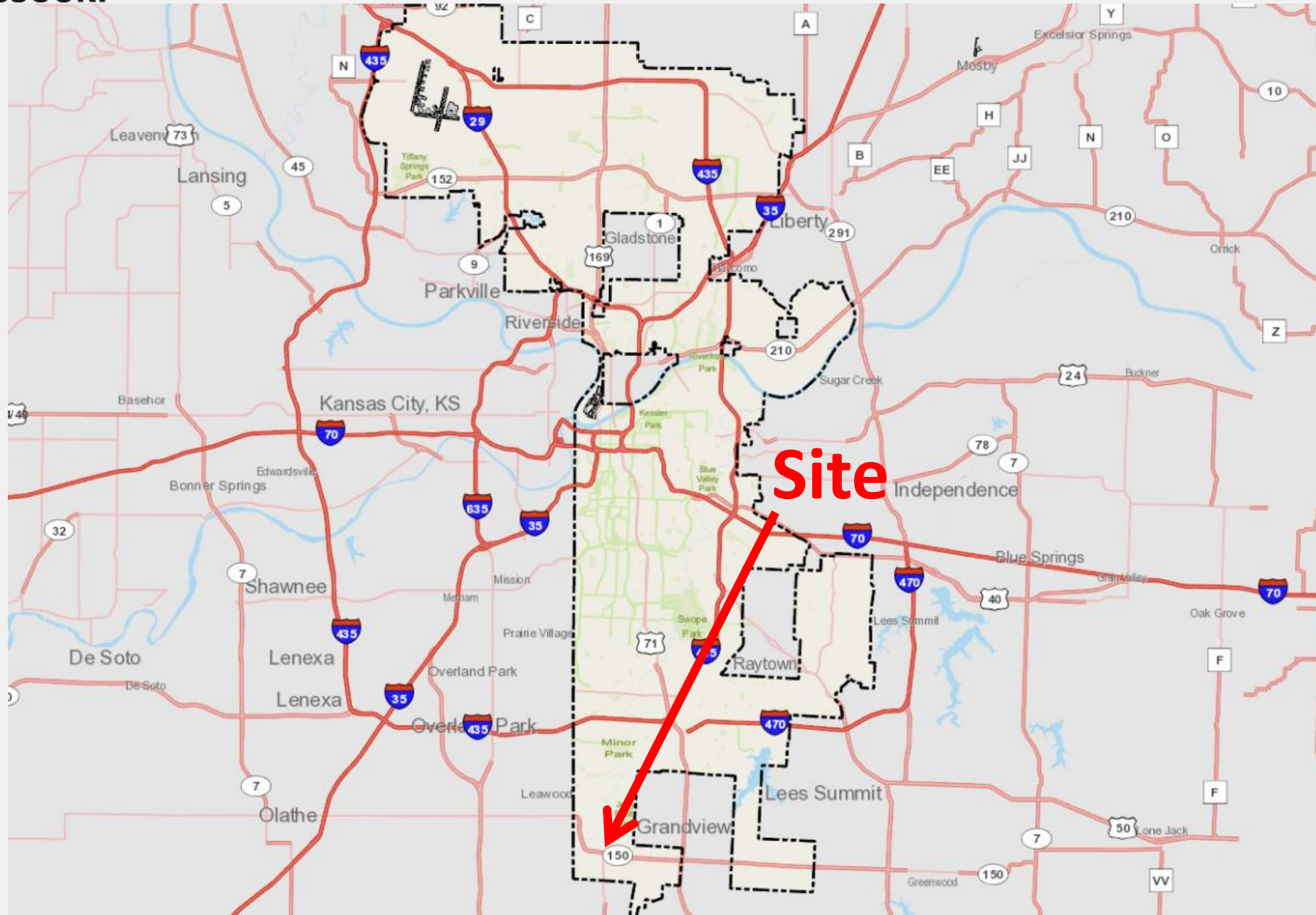
Amy Grant, Polsinelli

Doug Ubben

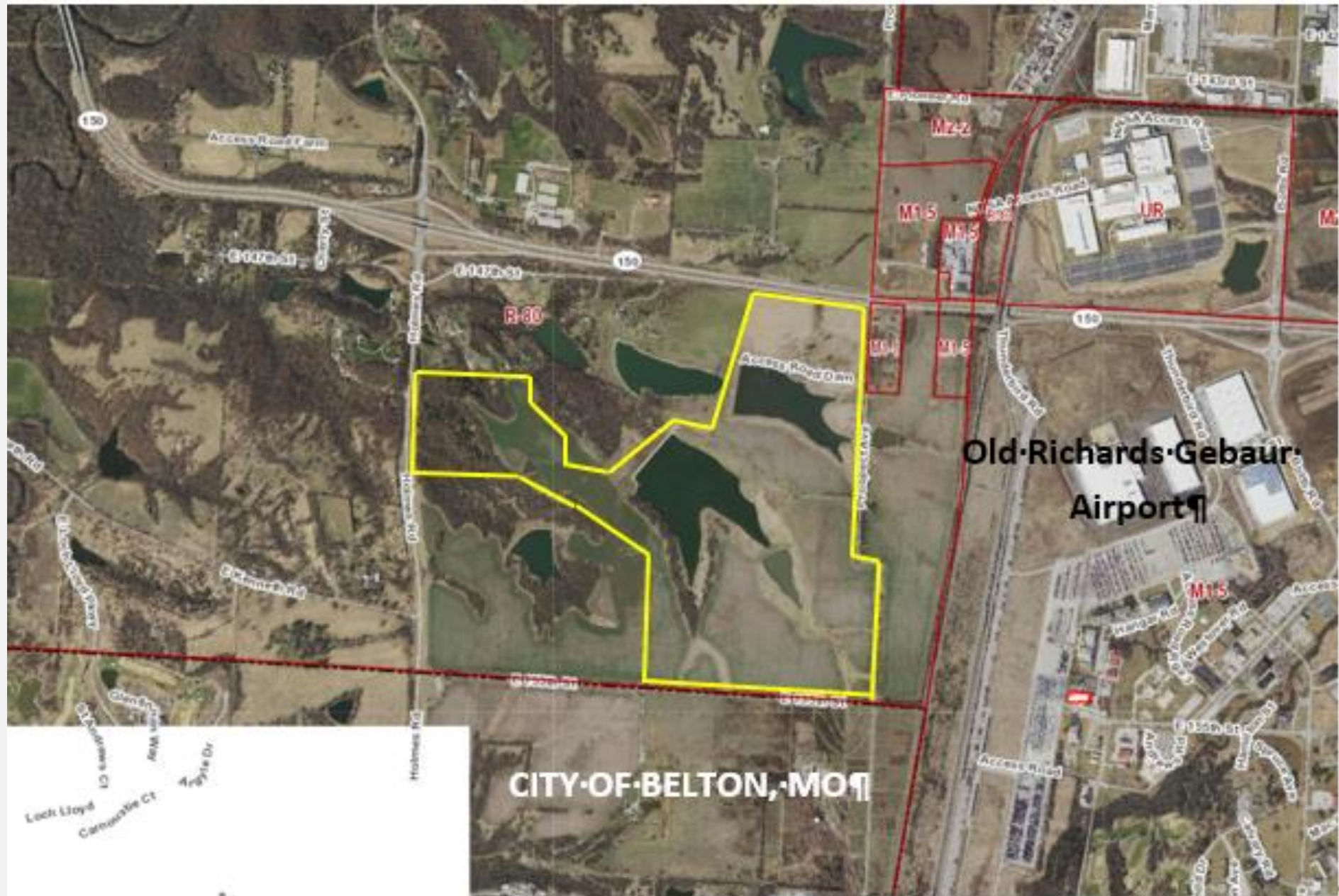
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Applicant is requesting dismissal of this application be dismissed by the CPC. There is no request for waivers or deviation.

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**



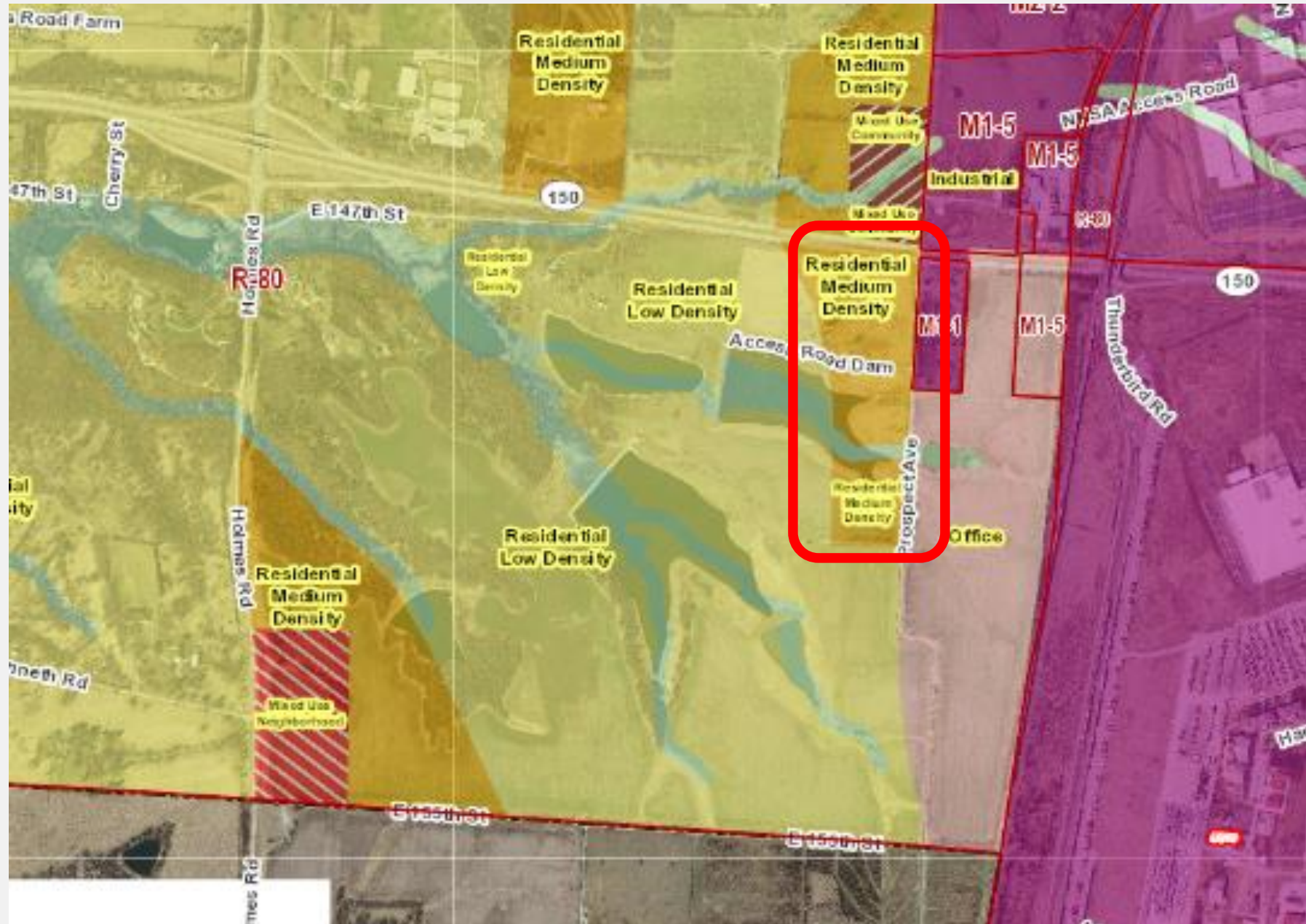




Table 110-2: Lot and Building Standards

	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.5	R-0.3
CONVENTIONAL DEV'T									
Lot Size									
» 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
Front Setback¹									
» 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
Rear Setback¹									
» 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
Side Setback¹									
» 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
Height (ft.)									
» Maximum	35	35	35	35	35	40	45	164	235

