



115 Dixie Drive – Minor Subdivision

Staff: Britany Waddell, Judy Johnson, Corey Liles, Charnika Harrell

Meeting Date: November 19, 2024

Project Overview

- Cely Chicurel proposes to subdivide a four-acre lot (174,388 square feet) into three new lots.
- Lot B would contain the existing home, while Lots A and C would create opportunity for new residential development.
- Planning Commission approval is required for the subdivision of the lot. The Planning Commission shall make an administrative decision on the application based on findings on compliance with applicable regulations and conditions. The Planning Commission shall either:
 - Approve;
 - Approve subject to conditions;
 - Deny; or
 - Refer to the major subdivision approval process if it finds it to be a major subdivision proposal.

Staff Recommendation & Analysis

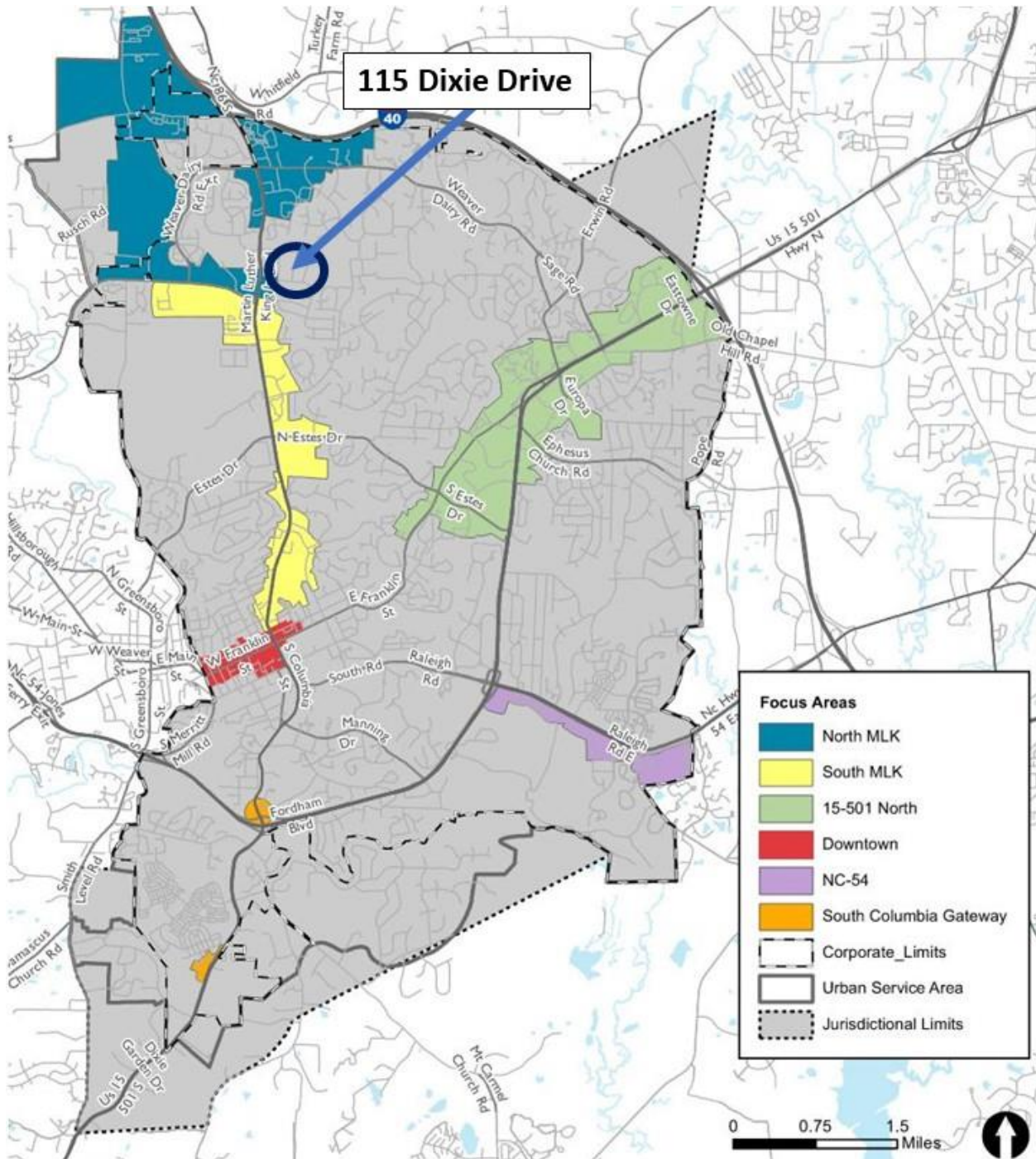
	Staff recommends that Planning Commission approve the Minor Subdivision by adopting Resolution A.
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1. Land Use Management Ordinance (LUMO) Compliance: Staff finds that the proposed lots meet all subdivision requirements, including:

- Minimum lot size, lot width, and street frontage (LUMO Section 3.8)
- Access to streets and other lot layout standards (LUMO Section 5.2)

Staff will verify compliance with all other LUMO requirements during a zoning compliance review.

Project Location



Attachments

Applicant Materials

1. Preliminary Plat

Draft Resolutions

2. Resolution A – Approving the Application
3. Resolution B – Denying the Application