



## Planning and Development Department Staff Report Residential Replat - #21-9700007

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### DISCUSSION

#### Applicant's Request:

The applicant, Shank Engineering, is requesting approval of a residential replat for a portion of the Sylvan Beach First Subdivision, located at 226 S. Bayshore Dr. The 0.283-acre tract is being replatted to reorient existing lots. The lots currently are oriented towards Garfield Street. The applicant has replatted the lots to now be oriented towards S. Bayshore Drive. This falls in line with the orientation of the existing home on the northern portion of the property.

#### Background Information:

The site is zoned Low Density Residential (R-1). The newly created lots will each be greater than 6,100 square feet. The minimum lot area for the R-1 zoning district is 6,000 square feet.

The table below indicates the surrounding zoning and land uses:

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	R-1, Low Density Residential	Single Family Residential
<b>South</b>	R-1, Low Density Residential	Single Family Residential
<b>West</b>	R-1, Low Density Residential	Single Family Residential
<b>East</b>	R-1, Low Density Residential	Single Family Residential

### RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the residential replat of Lots 19-20, Block 9 of the Sylvan Beach First Subdivision.

### ATTACHMENTS

- Area Map
- Zoning Map
- Land Use Map
- Sylvan Beach First Replat

# Area Map

Residential Replat  
#21-9700007

226 S. Bayshore

## Legend



Subject Tracts



This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries



1 inch = 60 feet

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# Zoning Map

Residential Replat  
#21-9700007

226 S. Bayshore

## Legend



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# FLUP Map

Residential Replat  
#21-9700007

226 S. Bayshore

## Legend



Subject Tracts

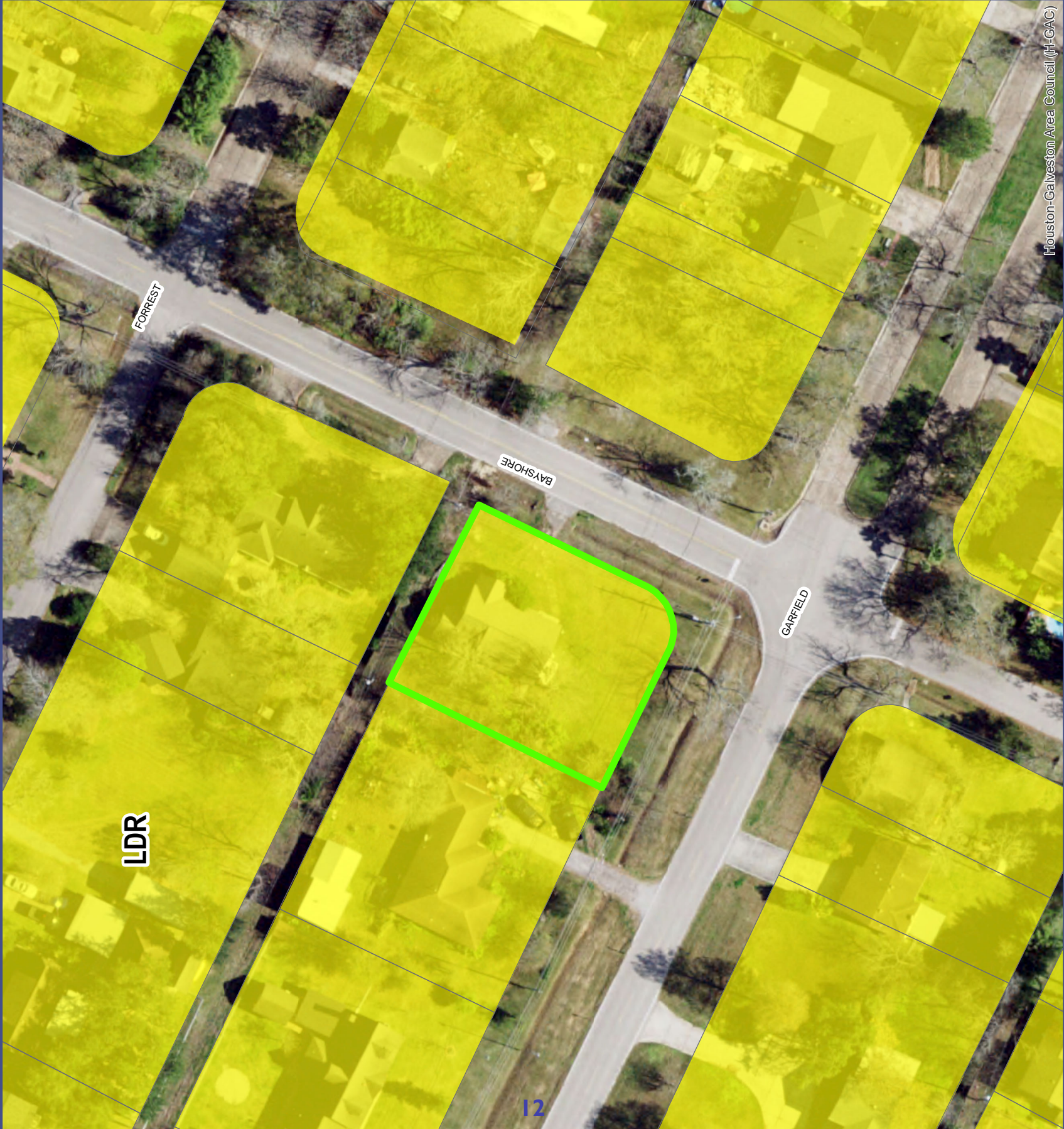


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