

**BACKGROUND
CONTINUED**

That portion of the duplex lot will then become additional side-yard area for the single-family residence. There is a garage structure on the rear portion of the duplex lot which will be removed. No other changes are proposed to either property.

The proposed re-plat will result in a rear yard setback of 7.7 feet for the existing structure on the duplex lot. The duplex structure will actually have a setback of twenty-five (25) feet but a deck, stairs and a landing extend into what will be the rear-yard setback. The garage structure, which will be on the single-family lot after the re-plat, will have a side yard setback of zero (0) feet and a front-yard setback of thirty (30) feet. Three (3) feet and sixty (60) feet are required respectively. The garage structure will be demolished and removed.

The property lies in the Hillcrest Design Overlay District and the reduced setbacks necessitate a PUD.

Staff supports the PD-R to allow the proposed re-plat. The reduced rear yard for the duplex lot is for the deck, stairs and landing. The duplex structure itself will meet the required twenty-five (25)-foot rear-yard requirement. Although the garage structure will be in place at the time of the re-plat, it will be removed, eliminating those variances from the DOD. The 1922 plats/bills of assurance for Colonial Court Addition and Ell B. Watson Subdivision do not address the plat or setback issues.

The Planning Commission review this item at their January 31, 2019, meeting and there were no objectors present. Notice had been sent to all owners of properties within 200 feet and the Hillcrest Neighborhood Association.