

Proposed Minor Subdivision (Title – Showfield, LLC)

Proposal: The applicant proposes the conveyance of 1.234 acres of land from tax parcel 335-8.00-53.00 to tax parcel 335-8.00-46.00 within the Low-Density Residential (R-2) Zoning District.

The application was submitted for consideration on May 16, 2019 by Davis, Bowen & Friedel, Inc. on behalf of their client Showfield, LLC.

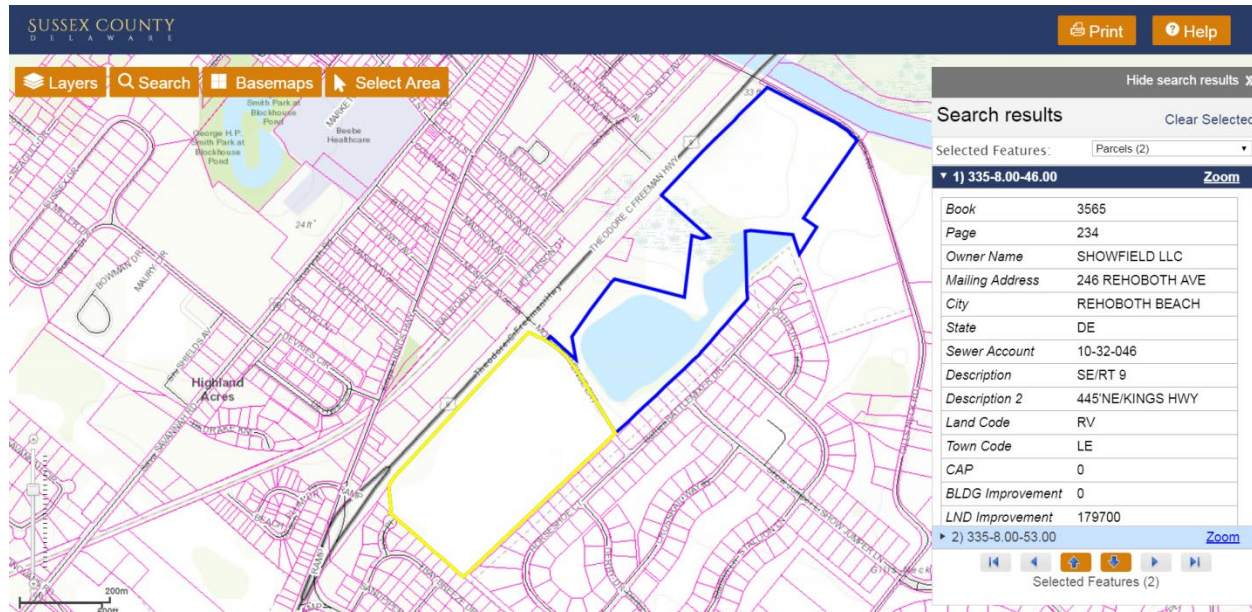
As part of the submission the following information was provided by the applicant:

A copy of the site survey and proposed subdivision;

A letter of intent from the applicant requesting Planning Commission review;

A letter from the Lewes Board of Public Works certifying that utilities are existing and available (to be provided); and

Documentation of Public Notification



PROJECT SUMMARY:

- Location – 200 Monroe Avenue
- Total Area of Lots – 80.361 acres
- Tax Parcels – 335-8.00-53.00 and 335-8.00-46.00
- Zoning District – R-2 Residential Low- Density District
- Future Land Use Category - Residential

<u>Tax Parcels</u>	<u>Area Prior to Subdivision</u>	<u>Area After Subdivision</u>
335-8.00-53.00	44.652 acres	43.418 acres
335-8.00-46.00	35.709 acres	36.943 acres
<u>Area Conveyed</u>	1.234 acres	

Zoning District Compliance:

Based upon the Zoning Code, the required area and setback requirements for the R-2 District are as defined below.

	Required
Street Frontage (Ft)	75
Lot Area (Sq. Ft)	10,000
Lot Width	75
Lot Depth	100
Front Yard	30 or EBL
Side Yard	8
Rear Yard	15

Based on the site survey and the referenced requirements listed in the chart above, the proposed lots comply with the dimensional requirements (lot area and setback) for the R-2 zone.

Considerations: There is a major subdivision application currently filed by the same applicant with the City. The major subdivision site plan design is based on approval of this minor subdivision application.

Staff Recommendation:

This review was conducted to ensure compliance with City of Lewes’ City Code Minor Subdivision procedures as outlined in §170-14. As noted in the staff review the proposed lots, as depicted on the site survey, comply with current lot area and width requirements for the R-2 zone. Recommendation of minor subdivision approval should be contingent upon the information outlined above and/or any additional topic that arises during review at the Planning Commission meeting.