

Minimum Lot Size Deviation: R1A minimum lot size requirement is 10,000 sq. ft. Two of the 61 lots will be 9,500 sq. ft. and 9,529 sq. ft. respectively.

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district;

The proposed deviation is extremely minimal; two of the proposed 61 lots are less than the R1A minimum lot size of 10,000 sq. ft.; 9,500 sq. ft. and 9,529 sq. ft. To put this in perspective, the contiguous lots to the west and south of the proposed development, located in a R1A PUD zoning district, are an average of 9,200 sq. ft. and 8,750 sq. ft., respectively, significantly smaller than the proposed deviation. Additionally, the contiguous development average lot size is approximately 10,067 sq. ft., while the average lot size of the proposed development is 12,505 sq. ft., over 25% larger in size. Therefore, the proposed deviation does not undermine the intent and purpose of the underlying zoning district.

2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure;

The proposed deviation has no impact on the provision of municipal services and infrastructure, and thus, would not be a detriment.

3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing;

The deviation has minimal impact on the proposed development, and the proposed development enhances community vitality and amenity enhancement, and would thus contribute to the community.