

Plat Name: Westwood Square

Plat #: 220250110

Location: Located on the south side of Zenith Overlook, 400 feet west of Westbard Avenue

Master Plan: Westbard Sector Plan

Plat Details: CR zone; 9 lots

Owner: Westwood Associates, LLC

Staff recommends approval of this minor subdivision plat pursuant to **Section 50.7.1.A.** of the Subdivision Regulations, which states:

- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
 2. additional lots are not created;
 3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
 4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
 - a. proposed lot line adjustment as a dashed line;
 - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
 - c. any minimum building setback that would be altered by the minor lot line adjustment; and
 - d. the amount of lot area affected by the minor lot line adjustment;
 5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

This minor subdivision application proposes to adjust the lot lines within three small sticks of townhouse lots. This is being done to accommodate a slightly larger gap between the townhouse end units and an existing parking garage for structural and constructability reasons. This causes a slight shift (3 inches) of every internal lot line within each respective stick. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.A. and recommends approval of the subdivision record plat.

