

## Narrative

The property owner, Scott Heaston, proposes to subdivide 1.19 acres into 4 single family residential lots one common area tract. The existing use is one single family home. The planned project will add three-unit townhome structures with access to all lots will be via private access lane from Crestline Blvd. A variance from the minimum density regulation is also requested. The R4-8 zoning regulations would require a minimum of 5 dwelling units. However, due to topographic constraints and the location of the existing home, only 4 units are planned. The resulting density is 3.36 DU/AC. City Water and Sewer will be extended to each new lot.