
HARTSON AND HAVANA PRELIMINARY SHORT PLAT

Project Narrative

The project site is located on the northwest corner of South Havana St. and East Hartson Ave. Currently, the parent parcel located at 4235 E Hartson Ave includes 7 existing residences, 1 garage, 1 greenhouse/gardening structure and 1 pole building situated on 91053 sq. ft. The intent of this proposed short plat is to create new lots for the 2 most westerly existing residences on Hartson Ave. while excluding the main parent parcel at 4235 E Hartson Ave. The existing zoning for the proposed short plat is Residential Single Family (RSF). The surrounding lots are also in the RSF zoning designation; therefore, the new short plat is not in a transitional location with differing adjacent zoning. Existing utility connections will be used for sewer, water and franchise utility services. The residence at 4201 E Hartson will require for new sewer and water services to be installed as part of the project due to service lines crossing the new lots lines being defined as part of the proposed short plat.