

**ORDINANCE NO. O-1718-44**

**ITEM NO. 4b**

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**STAFF REPORT**

**GENERAL INFORMATION**

**APPLICANT**

Avalon Homes as Agent for Michael and Sharla Cannon

**REQUESTED ACTION**

Closure/Vacation of the 50' of a Platted Front' Building Line within Lot 8, Block 1, Tanglewoods Addition, a Planned Unit Development

**BACKGROUND:** A request has been made for the closure of a fifty-foot (50') platted front building line within Lot 8, Block 1, Tanglewoods Addition, a Planned Unit Development. The final plat for Tanglewoods Addition, a Planned Unit Development, was filed of record with the Cleveland County Clerk on July 17, 2013.

**DISCUSSION:** The owners are interested in applying for a building permit. However, they have determined the existing 50' platted front building line will move their structure into a tree line and remove their opportunity to construct a swimming pool and any accessory buildings in the future. Upon review of the area, this lot is isolated from the remainder of the lots within the development. There are platted Common Areas "C" and "D" before the closest residential lot. As a result, no one within the development should be impacted by the removal of the fifty-foot (50') platted front building line. Through the amending of the Planned Unit Development (PUD) narrative with Ordinance No. O-1718-43 a twenty-foot (20') building line will be established with the previous item.

**RECOMMENDATION:** Based upon the above information, staff supports the request for the closure and future vacation of the fifty-foot (50') platted front building line within Lot 8, Block 1, Tanglewoods Addition, a Planned Unit Development.

**ACTION NEEDED:** Recommend approval or disapproval of the request to close the fifty-foot (50') platted front building line within Lot 8, Block 1, Tanglewoods Addition, a Planned Unit Development, to City Council.

**ACTION TAKEN:** \_\_\_\_\_