

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

November 6, 2014



**RP14-23: proposed Replat of Lots 23 and 24 in Block 2 of The Traditions Subdivision – Phase 15**

**SIZE AND LOCATION:** 0.801 acres of land currently addressed as 3117 and 3121 Palmetto Trail and located at the intersection of Palmetto Lane and Palmetto Trail, approximately 1,000 feet northwest from their intersection with North Traditions Drive

**EXISTING LAND USE:** single-family residence, vacant lot

**ZONING:** Planned Development District – Mixed Use (PD-M)

**APPLICANT(S):** Paul S. Broussard

**AGENT:** Kerr Surveying, LLC

**STAFF CONTACT:** Randy Haynes, Senior Planner



**BACKGROUND AND RECOMMENDATION:**

The applicants are proposing to replat two single-family residential lots on 0.801 acres of land (Lots 23 and 24, Block 2, The Traditions Subdivision – Phase 15) into one larger lot (proposed Lot 24R). One of the two existing lots is currently occupied by a single-family home. No new public infrastructure is required in conjunction with this replat.

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend approving this proposed replat.