



Planning Board Agenda Abstract

Tuesday, January 13, 2026

Location:

Agenda Item

Minor Subdivision Plat - Flag Lot - Residential Land Services - 10117 Chambers Road - SUB-MN-2025-15

Item Explanation

The purpose of this agenda item is to consider a proposed flag lot submitted by Residential Land Services, located at 10117 Chambers Road.

Staff Comments

The term "Flag Lot" is defined as an irregularly shaped lot existing, or created by a subdivision, where the buildable portion of the lot is connected to its street frontage by an arm of the lot that does not meet the minimum lot width and street frontage standards specified for the zoning district in which the flag lot is located. The requested irregular shaped flag lot is being created in order to facilitate the minor division of the property into two lots that meet all other minimum area and dimension standards except the minimum lot width at the property frontage.

The parcel is zoned Residential Agricultural (RA) and contains an existing residential structure. The proposed flag lot is being requested to develop a single-family home. The proposed flag lot is subject to the applicable standards of the LDO as follows:

- A. Maximum Access Length. The maximum length of the arm connecting the buildable portion of the flag lot to a public right-of-way shall not exceed 300 feet.*
- B. Minimum Buildable Lot Width. The minimum lot width shall be determined where the arm of the flag lot meets the buildable portion of the lot and shall be the minimum width for the district in which the flag lot is located.*
- C. Setbacks. All setbacks, widths, depth and coverage of the flag lot shall be determined using only the buildable portion of the flag lot.*
- D. Review & Approval. The Planning Board shall review a proposed flag lot and prepare a recommendation to be submitted to the Town Board of Commissioners for final action.*

The proposed flag lot meets all Town requirements, as such staff recommends approval.

Fiscal Note

No

Recommendation

MOTION TO: Recommend approval of the proposed flag lot located at 10117 Chambers Road as presented and recommended.

ATTACHMENTS

[Minor Subdivision Plat - SUB-MN-2025-15](#)

[Minor Subdivision Application - SUB-MN-2025-15](#)

[Staff Map - SUB-MN-2025-15](#)