

Flag Lots					
Perspective	Current Impacts of Flag Lots		Required to Continue Allowing Flag Lots	Proposed Changes of Flag Lots	
	Pros	Cons		Pros	Cons
Property Owner	Flexible Use	No control of "Front"	-	Reduced Sprinkler Costs	Possible HOA
	Can "Gift" land	No Curb Appeal	-	Increased Curb Appeal	Public Perception
	Provides Privacy		-		Increased Subdivision Restrictions
	Lower "development" costs	Diminished "Views"	-	Improved "Views"	-
		Neighbor Privacy	-	Backyard Privacy for All	-
	Typically no HOA	Shared Maintenance Responsibilities	-	City Maintenance	-
	Private Drive	Length of "Private Utility Lines"	-	-	-
Emergency Services	-	Vehicle Access	Wider Driveways	Clear Addresses	-
	-	Address Location	Thicker Drive Surfaces	Turn Around/Connection	-
	-	Vehicle Turnaround	Ability to Turn Around	Solid Surfaces	-
	-	Driveway Surface Strength	Address Display System	Vehicle Access	-
Traffic	Access to "Locked Land"	Creates More Locked Land/ Development Holes	Greater Separation of Driveways	Internal Street Network	More Cul-De-Sacs
	-	Limited Parking	-	Higher Return of Investments	-
	-	Multiple Street Intersections	-	On Street Paking	-
	-	Reduced Return of Public Street Investment	-	-	-
	-	Decreased Street Capacity	-	-	-
	-	Limited/No Street Network	-	-	-
Planning	Easy Development Process	Long Term Dev Patterns	Reduce # of Lots on an Easement	Streamlined Reviews	Grandfathered Conditions
	Can Accommodate Hardships	A Way to Circumvent Codes	Retain D/W Widths from R/W	Fewer Access Easements	-
PW/Utilities	Less Public Asset to Maintain	Dead End Fire Hydrants	Require Water Service Loops	Fewer Dead Ends	-
	-	Arterial Imbalances	-	Clear Utility Access	-
	-	Circumvent Sewer Requirements	-	-	-
	-	Utility Locate Challenges	-	-	-