

MATZINGER ESTATES SUBDIVISION

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: No comments.

The plat illustrates the proposed 0.4 acre \pm , 2 lot subdivision which is located on the Southeast corner of Spring Hill Avenue and Stillwood Lane, and is in Council District 7. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide a parcel into two lots. The existing vacant residence on the site in question will be demolished, as the proposed subdivision will result in a lot line through the existing structure.

The site fronts onto Spring Hill Avenue, a major street, and Stillwood Lane, a minor street. The right-of-way for Spring Hill Avenue is 80 feet, however, the Major Street Plan component of the Comprehensive Plan states that the right-of-way should be 100 feet. Stillwood Lane, with a right-of-way width of 33 feet, does not meet the minimum right-of-way width standards specified in Section V.B.14. of the Subdivision Regulations. Therefore, the plat should be revised to provide right-of-way dedication sufficient to provide 50 feet, as measured from the centerline of Spring Hill Avenue, and 25 feet, as measured from the centerline of Stillwood Lane. It should be noted that the required right-of-way dedication may results in lot sizes that are less than the minimum of 7,200 square feet.

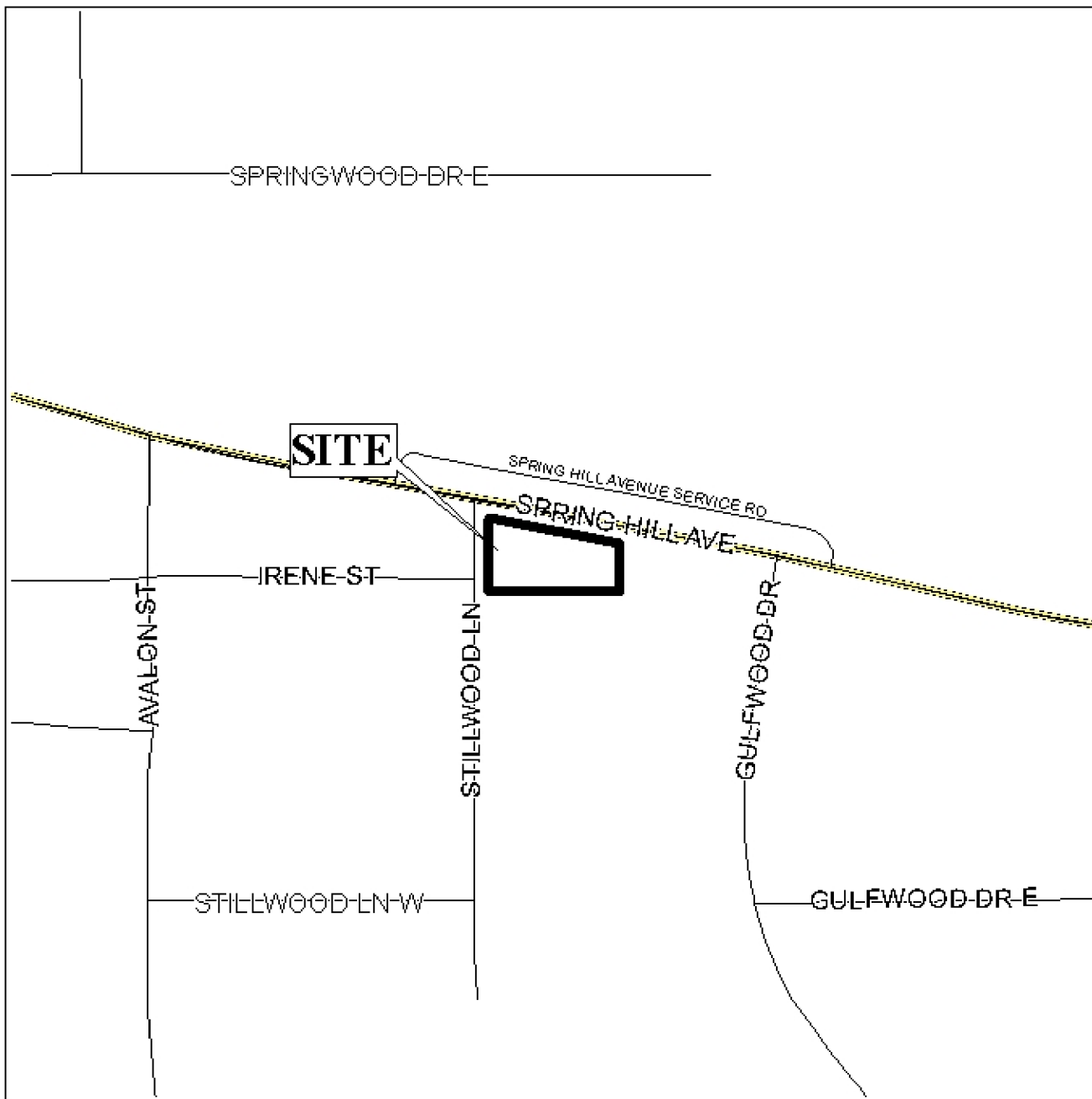
The site has property lines at an intersection corner. Section V.D.6. of the Subdivision Regulations requires that "*property lines at street intersection corners shall be arcs having radii of at least 10 feet or shall be chords of such arcs.*" The plat should be revised to reflect this requirement at the Stillwood Lane/Spring Hill Avenue intersection.

The 25-foot minimum building setback line should be revised to reflect the right-of-way dedications and the required corner radius.

Because Spring Hill Avenue is a major street, access management is a concern. It is recommended that proposed Lot 1 be limited to one curb-cut onto Stillwood Lane, and that Lot 2 be limited to one curb-cut onto Spring Hill Avenue, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

Based on the preceding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) dedication of right-of-way sufficient to provide 50 feet, as measured from the centerline of Spring Hill Avenue, and 25 feet, as measured from the centerline of Stillwood Lane; 2) revision of the property line at street intersection to reflect the radius requirements stated in Section V.D.6. of the Subdivision Regulations; 3) revision of the minimum building setback line, reflecting dedications and the corner radius requirement; 4) placement of a note on the plat stating that Lot 1 is limited to one curb-cut onto Stillwood Lane, Lot 2 is limited to one curb-cut onto Spring Hill Avenue, and that the size, design and location of all curb-cuts are to be approved by Traffic Engineering and comply with AASHTO standards; 5) labeling of all lots with size in square feet; 6) demolition of the existing structure on the site prior to recording of the final plat; and 7) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 3 DATE September 7, 2006
APPLICANT Matzenger Estates Subdivision
REQUEST Subdivision



NTS

MATZINGER ESTATES SUBDIVISION



APPLICATION NUMBER 3 DATE September 7, 2006

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS