

## **SPRING PLACE SUBDIVISION**

Engineering Comments: Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

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 0.6 acre  $\pm$ , 2 lot subdivision which is located on the East side of South McGregor Avenue, 280'  $\pm$  South of the East terminus of Turnout Lane, and is in Council District 5. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide one parcel into two lots. The site is currently developed with one single-family residence.

It should be noted that documentation has not been provided that establishes the parcel in question having existed prior to 1952 when the Subdivision Regulations were first enacted. However, the property has changed hands several times, thus including the full extent of any parent tract of land may not be possible.

The site fronts onto South McGregor Avenue, a proposed major street. The existing right-of-way at this location is 60 feet in width, while the recommended width listed in the Major Street Plan component of the Comprehensive Plan is 80 feet at this location. Therefore the 25-foot minimum building setback line depicted on the plat should be adjusted to reflect a future right-of-way width of 40 feet, as measured from the centerline of South McGregor Avenue.

Access management is a concern due to the 75 feet  $\pm$  of frontage for each lot on a proposed major street. Each lot should be limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards.

The existing residence on the site will be split by the proposed subdivision, thus the structure should either be moved or demolished, prior to the signing of the final plat. Proper permitting will be required.

Based on the preceding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) adjustment of the 25-foot minimum building setback line to reflect a future right-of-way width of 40 feet, as measured from the centerline of South McGregor Avenue; 2) placement of a note on the plat stating that each lot is limited to one curb-cut onto South McGregor Avenue, with the size, design and location to be approved by Traffic Engineering, and comply with AASHTO standards; 3) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; 4) provision of evidence of permits to move or demolish the existing structure(s) prior to the signing of the final plat; and 5) full compliance with all other municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 4 DATE December 21, 2006

APPLICANT Spring Place subdivision

REQUEST \_\_\_\_\_ Subdivision \_\_\_\_\_



NTS

# SPRING PLACE SUBDIVISION



APPLICATION NUMBER 4 DATE December 21, 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
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