

## **WEST GORDON DIVISION OF THE FAVRE TRACT, RESUBDIVISION OF LOT 1, SQUARE 99**

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.

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 0.2 ± acre, 2 lot subdivision which is located at the Southwest corner of Broad Street and Savannah Street, and is in Council District 2. The applicant states that the site is served by public water and sanitary sewer.

The purpose of the application is to resubdivide a lot into two lots in order to accommodate two existing residences. Proposed Lot 1-A will be approximately 2,124 square feet, while proposed Lot 1-B will be approximately 5,416 square feet. Each lot will be less than the minimum size required by Section V.D.2. of the Subdivision Regulations. It should be pointed out, however, that the site is located in the Oakleigh Garden Historic District, and that the site has had two residences on it in the current configuration since at least 1925 (according to the Sanborn Fire Insurance Map from that year). Approval of this application will require a waiver of Section V.D.2.

The site is a corner lot that fronts South Broad Street and Savannah Street, both of which have adequate rights-of-way. Access management is a concern, however, as South Broad Street is a proposed major street. The site currently has one curb-cut onto Savannah Street, which is shared between the residences. With the proposed subdivision, the curb-cut will physically be associated with Lot 1-B, thus it is recommended that Lot 1-A be allowed one curb-cut onto Savannah Street, and that Lot 1-B be limited to the existing curb-cut onto Savannah Street. The size, design and location of any new curb-cuts are to be approved by Traffic Engineering and conform to the fullest extent possible with AASHTO standards.

The location of the site in a historic district means that the Historic District Overlay, a part of the Zoning Ordinance, applies to the site. The front, side and rear yard setbacks of the Historic District Overlay override those of the Subdivision Regulations where less stringent pre-existing examples can be demonstrated by the applicant within 150 feet of the site in question. Therefore it is recommended that Section V.D.9. of the Subdivision Regulations be waived.

With a waiver of Sections V.D.2. and V.D.9., the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot 1-A is limited to one curb-cut, that Lot 1-B is limited to the existing curb-cut onto Savannah Street, and that the size, design and location of all curb-cuts are to be approved by Traffic Engineering and conform to the greatest extent possible with AASHTO standards;
- 2) labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 3) labeling of all existing front, side and rear building setbacks for each lot (and enlarging the plan to 10 or 20 scale so that the labeling and subsequent reading of the plan will be easier);
- 4) placement of a note on the plat stating that the site is within the Oakleigh Garden Historic District, and that Historic District Overlay regulations should be consulted regarding required setbacks; and
- 5) full compliance with all other municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 4 DATE May 3, 2007

APPLICANT West Gordon Division of the Favre Tract, Resubdivision of Lot 1, Square 99

REQUEST Subdivision



NTS

# WEST GORDON DIVISION OF THE FAVRE TRACT, RESUBDIVISION OF LOT 1, SQUARE 99



APPLICATION NUMBER 4 DATE May 3, 2007

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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