

CAMILLA COURT 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.

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).

The plat illustrates the proposed 0.9± acre, 2-lot subdivision which is located on the West side of Magnolia Road, 125'± North of Marcelus Drive and is in Council District 5. The site is served by public water and sanitary sewer.

The purpose of the application is to subdivide a metes and bounds parcel into two lots of record.

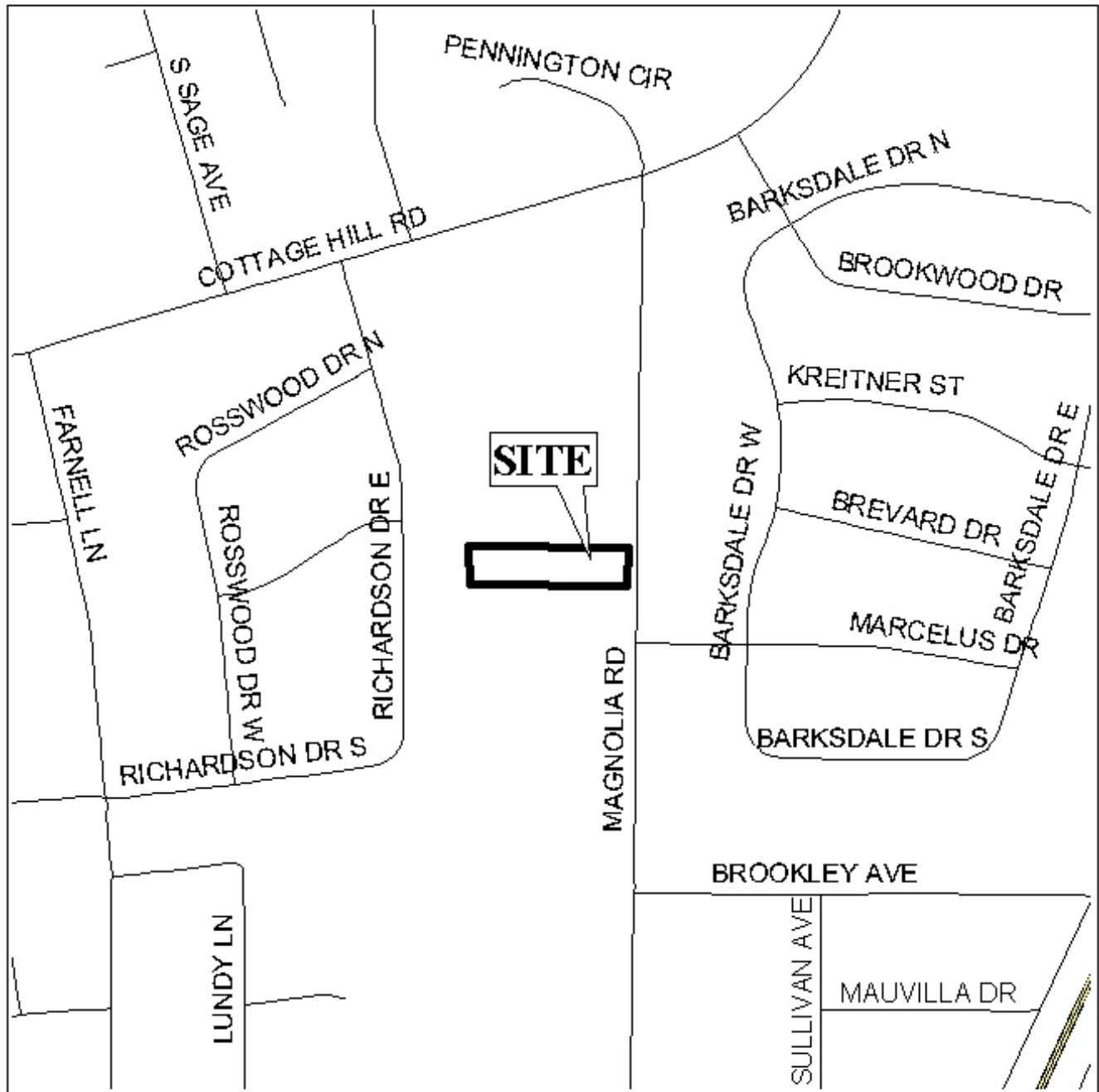
The site fronts Magnolia Road, which has a 50-foot right-of-way.

With one exception, the shape of the lot, the plat meets the minimum requirements of the Subdivision Regulations. However, the flag-shaped nature of proposed Lot 2 is uncharacteristic of other properties in the area and thus not in conformance with Section V.D.1. of the Subdivision Regulations, which states: *"The size, width, depth, shape, and orientation of lots and the minimum building setbacks lines shall be appropriate to the location of the subdivision and the type of development and use contemplated."* Approval of this subdivision request could result in future requests for subdivisions with flag-shaped lots.

Flag-shaped lots are not characteristic of the area. While the parent parcel does exceed the maximum depth-to-width ratio of 3.5, as defined by Section V.D.3 of the Subdivision Regulations, the surrounding area is characterized by similar deep, narrow lots.

Based on the preceding, it is recommended that this application be denied, for the following reason: 1) the flag-shaped nature of proposed Lot 2 is not appropriate to the location of the subdivision, and thus does not satisfy Section V.D.1 of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 5 DATE September 1, 2005

APPLICANT Camilla Court Subdivision

REQUEST Subdivision



CAMILLA COURT SUBDIVISION



APPLICATION NUMBER 5 DATE September 1, 2005

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