

GRAYSON 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:

The plat illustrates the proposed 30.5± acre, two-lot subdivision, which is located on the East side of Wolf Ridge Road, ¼ mile± North of Moffett Road and is in Council District 1. The site is served by public water and sanitary sewer.

The purpose of the application is to create two lots of record from a metes and bounds parcel. The site came before the Planning Commission in 2005 together with a rezoning request for the area that is proposed as Lot 1. While the subdivision application was recommended for approval, it was eventually denied because the applicant stated that subdivision was not desired if rezoning were not approved. Following the Planning Commission's recommendation for denial of the rezoning, and denial of the subdivision, based on the applicant's statement, the applicant appealed the rezoning to City Council and was approved, resulting in a site that is split-zoned. The applicant has received building permits to construct a house on the larger proposed Lot 2, with the understanding that work must stop if the subdivision is not approved.

As the plat was previously recommended for approval, most of the recommendation will remain the same. However, as the site has been partially rezoned, the applicant must provide a buffer between the commercially and residentially zoned properties, in compliance with Section V.A.7 of the Subdivision Regulations.

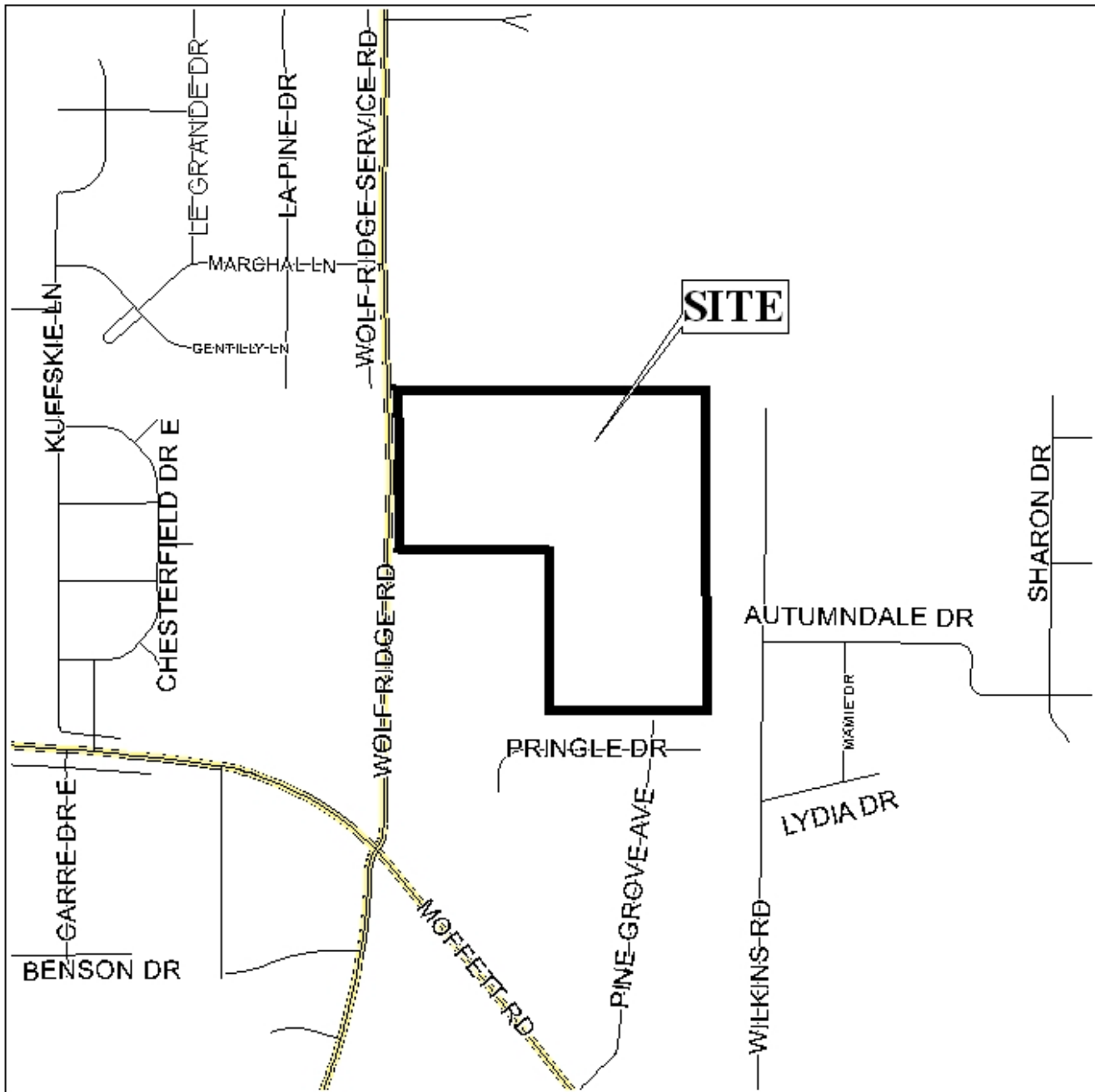
The site fronts Wolf Ridge Road, a planned major street with an existing right-of-way of 80 feet; as the Major Street Plan calls for 100 feet, dedication sufficient to provide 50 feet from the centerline should be required; the site also adjoins the terminus of Pine Grove Avenue, to the South. As a means of access management, each lot should be limited to a single curb cut to Wolf Ridge Road, and Lot 2 should be denied access to Pine Grove Avenue.

The 25-foot setback lines are shown but should be adjusted to reflect the right-of-way dedication. Assuming that Lot 2 is oriented toward Wolf Ridge Road, based on the submitted site plan for

the new home, the site would exceed the maximum depth-to-width ratio of 3.5 (this would not be the case if the lot were considered oriented to Pine Grove Avenue). However, based on the overall size, access, and future resubdivision potential of the lot, it would be appropriate here to waive the maximum depth requirement (Section V.D.3).

With a waiver of Section, V.D.3, the plat would meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide 50 feet from the centerline of Wolf Ridge Road; 2) the adjustment of the 25-foot setback lines, to be measured from the dedication; 3) the placement of a note on the final plat stating that a buffer is required between Lot 1 and any residentially zoned or developed property, per Section V.A.7 of the Subdivision Regulations; 4) the placement of a note on the final plat stating that each lot is limited to a single curb cut to Wolf Ridge Road, with size, location, and design to be approved by Traffic Engineering, and conform to AASHTO standards, and that Lot 2 is denied direct access to Pine Grove Avenue.

LOCATOR MAP



APPLICATION NUMBER 5 DATE June 1, 2006

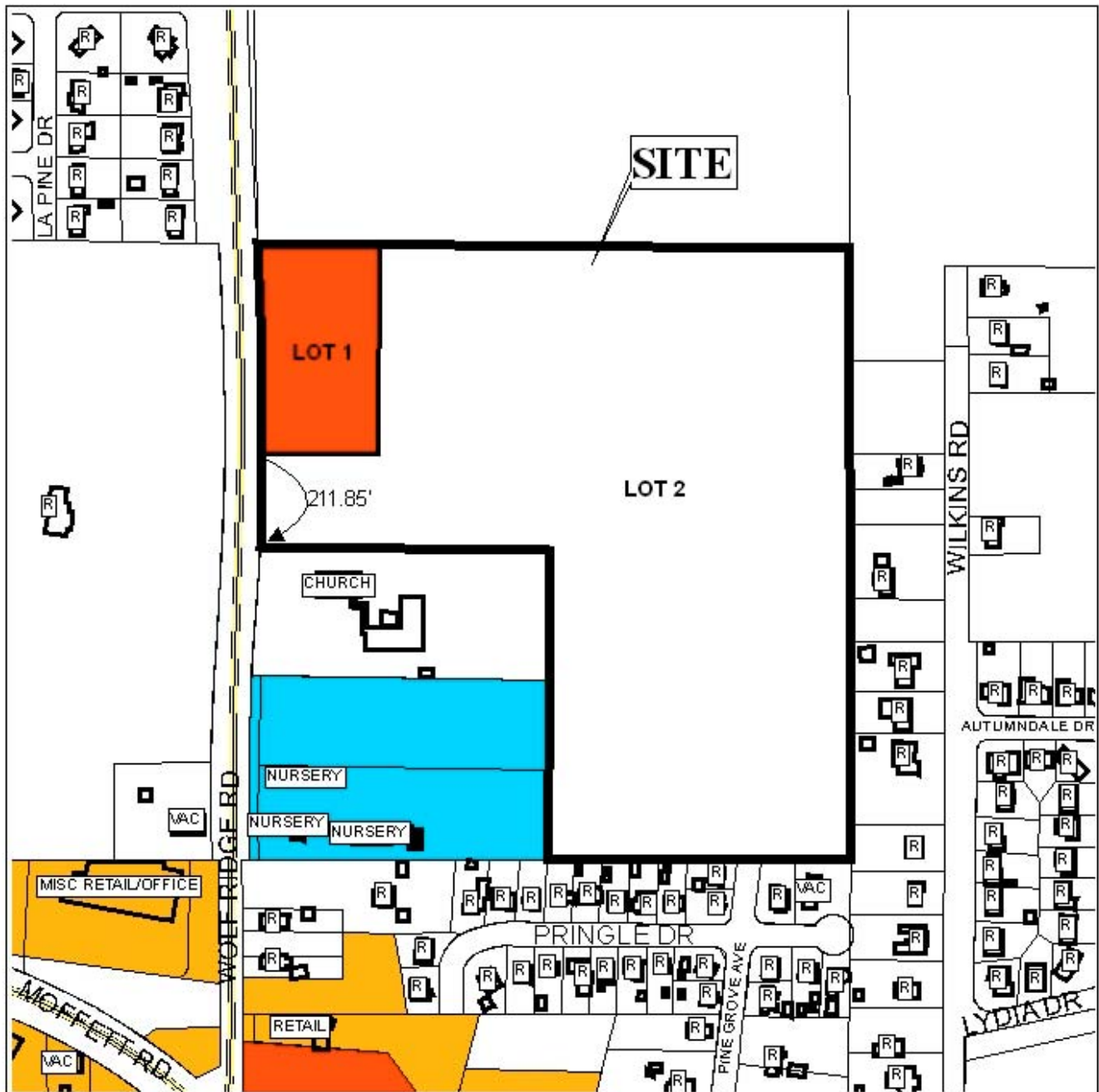
APPLICANT Grayson Subdivision

REQUEST Subdivision



NTS

GRAYSON SUBDIVISION



APPLICATION NUMBER 5 DATE June 1, 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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