

CODY ROAD VOA HOUSING SUBDIVISION

Engineering Comments: Minimum Finished floor elevation required on any lot affected by x-shaded or AE flood zone. Engineering will require dedication of the AE Flood zone as a “Floodplain Easement”. Development 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). Preservation status is to be given to the 57” Live Oak Tree located on the West side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

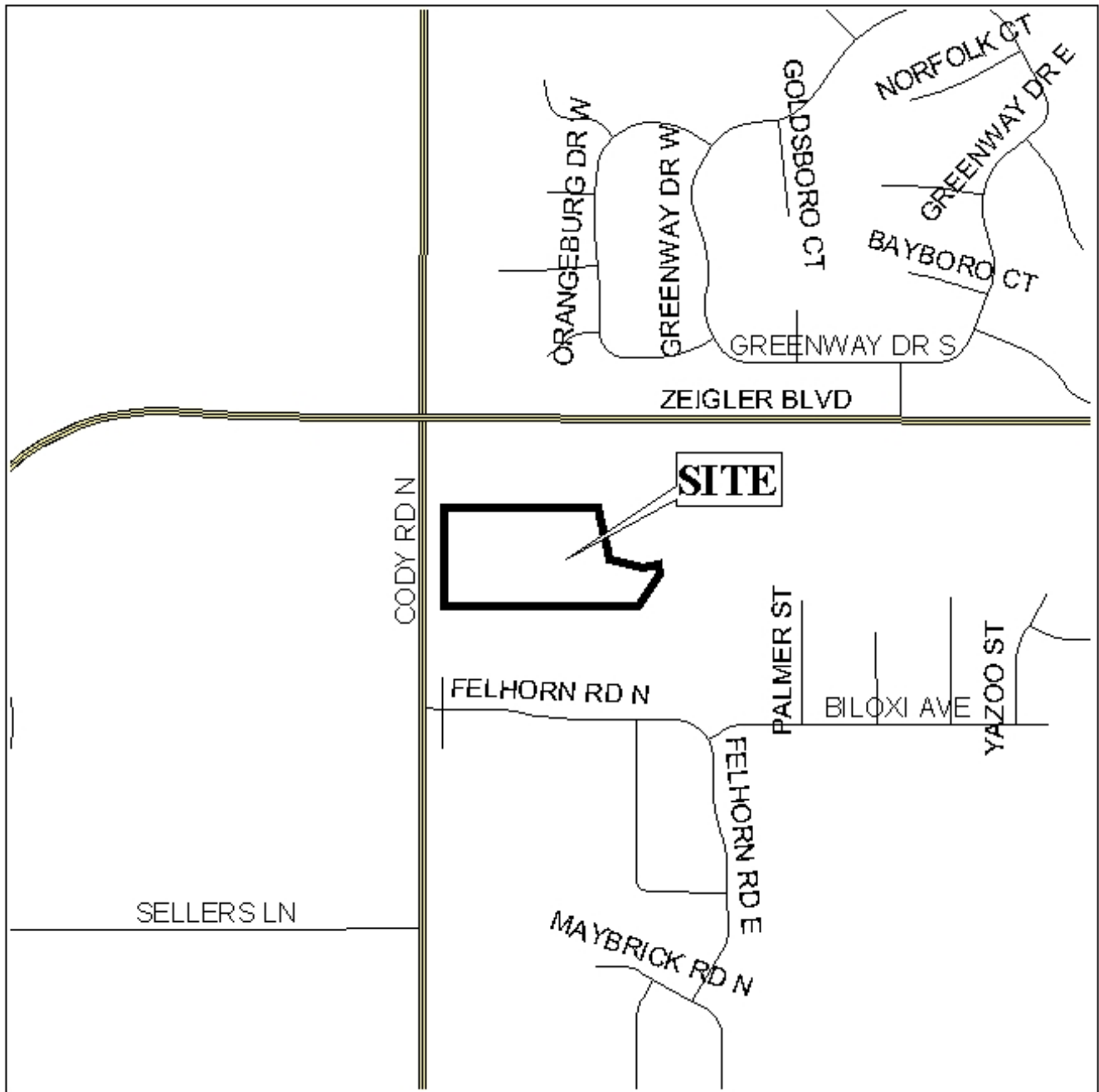
The plat illustrates the proposed 6.8± acre, two-lot subdivision which is located on the East side of Cody Road North, 300’± South of Zeigler Boulevard and is in Council District 7. The site is served by public water and sanitary sewer. The purpose of the application is to create two lots of record from a metes and bounds parcel.

The site fronts Cody Road, which has an 80-foot right-of-way; as this is a planned major street requiring a 100-foot right-of-way, dedication sufficient to provide 50 feet from the right-of-way should be required. As a means of access management, the site should be limited to a single curb cut per lot. The plat does not show the 25-foot setbacks, which will be required on the final plat.

While proposed Lot 2 is irregularly shaped, it does have ample frontage on Cody Road, and the configuration in this case appears to respond to the presence of the AE floodplain toward the rear of the lot. Configuring Lot 1 so that it does not contain any land in the floodplain will make grants applications for the applicant (a non-profit organization) less complicated since floodplain issues will not be inherent in Lot 1; should the property change hands, it still seems practical to leave floodplain responsibilities with fewer owners and have other less-complicated parcels on the market. For this reason, and because the site is commercially zoned and would not otherwise seem to pose orientation or access issues, this configuration appears appropriate.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following condition: 1) dedication of sufficient right-of-way to provide 50 feet from the centerline of Cody Road; 2) the placement of a note on the final plat stating that the site is limited to a single curb cut for each lot; and 3) the placement of the 25-foot setbacks on the final plat.

LOCATOR MAP



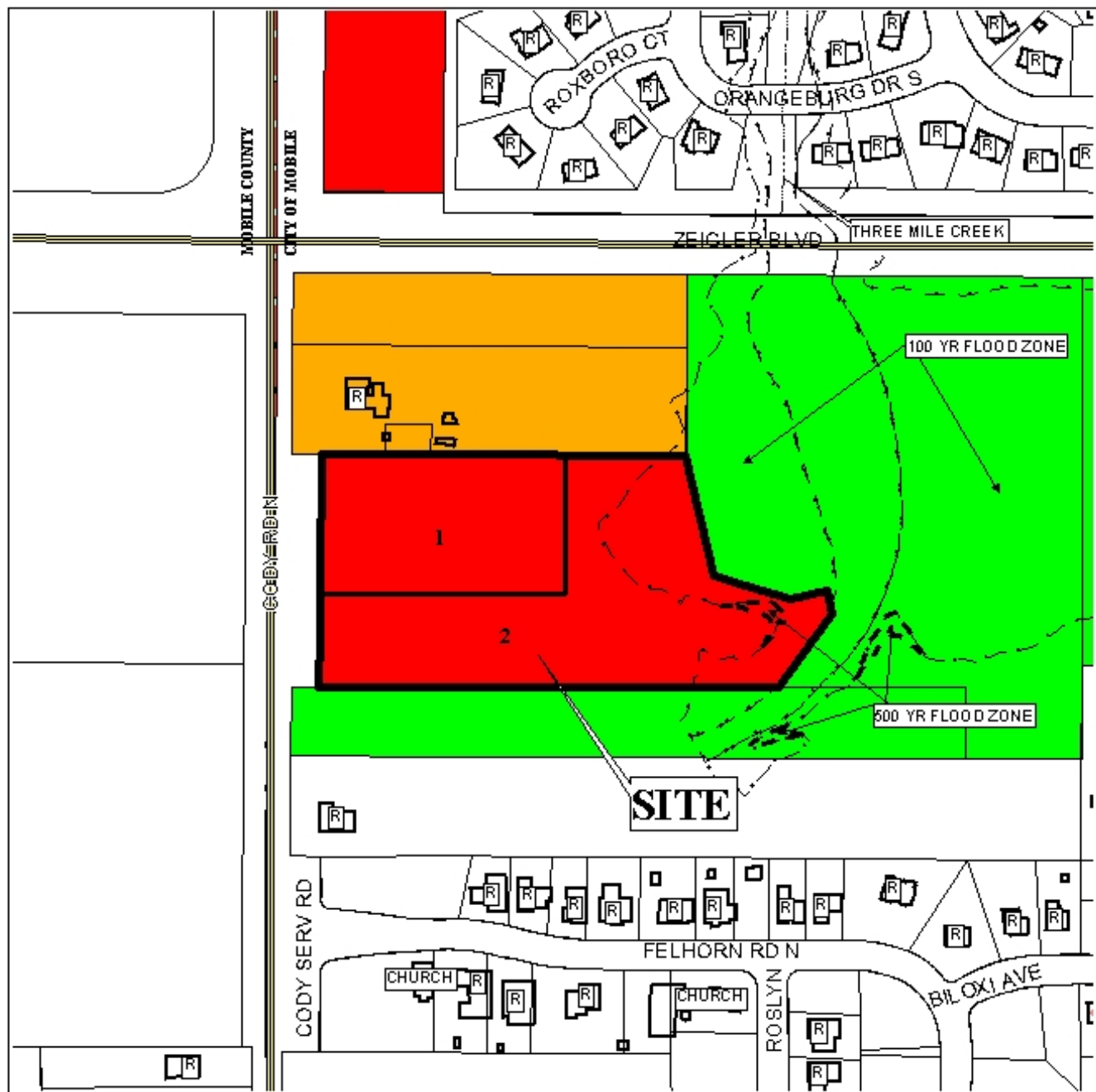
APPLICATION NUMBER 12 DATE May 4, 2006

APPLICANT Cody Road VOA Housing Subdivision

REQUEST Subdivision



CODY ROAD VOA HOUSING SUBDIVISION



APPLICATION NUMBER 12 DATE May 4, 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

N
NTS