

# **WILDWOOD ADDITION TO PINEHURST**

## **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 1.1± acre, 5-lot subdivision located at the Northwest corner of Wildwood Avenue and Adkins Street, which is in Council District 6. The site is served by public water and sanitary sewer.

The purpose of the application is to create a five-lot subdivision from five existing lots that front Wildwood Avenue and portions of another five existing lots that front Henckley Avenue. As the application does not include the entirety of the Henckley Avenue lots, documentation should be provided establishing the parcels in their present configuration prior to 1952, or the entire lots should be included in the subdivision.

The site fronts Wildwood Avenue and Adkins Street, each of which has a 40' right-of-way and as such is substandard in width. Thus dedication of sufficient right-of-way to provide 50' from the centerlines of those roads should be required, as illustrated on the plat.

While proposed Lots 1 through 4 would meet the minimum requirements of the Subdivision Regulations, Lot 5 would exceed the maximum depth to width ratio of 3.5 (Section V.D.3). The orientation of Lot 5 is also atypical of the neighborhood, where most houses face the north-south avenues, and very few houses are oriented toward Adkins Street. However, there are existing buildings on proposed Lot 5, which are oriented toward Adkins Street; as the applicant intends for the buildings to remain, the unusual dimensions and orientation of Lot 5 can be considered appropriate.

It should be noted that while an existing outbuilding on proposed Lot 5 encroaches on the required side yard setbacks, this appears to have been a pre-existing, nonconforming structure; however, this would need to be verified, or the building removed, before the final plat were signed.

The plat shows the required 25' building setback line for the front of all lots, but does not show the side setback line for proposed Lot 1; a 20' setback from Adkins lane should be shown on the final plat for proposed Lot 1.

With a waiver of Section V.D.3 (depth to width ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following condition: 1) the dedication of sufficient right-of-way to provide 50 feet from the centerlines of Wildwood Avenue and Adkins Street, as illustrated on the preliminary plat.

# LOCATOR MAP

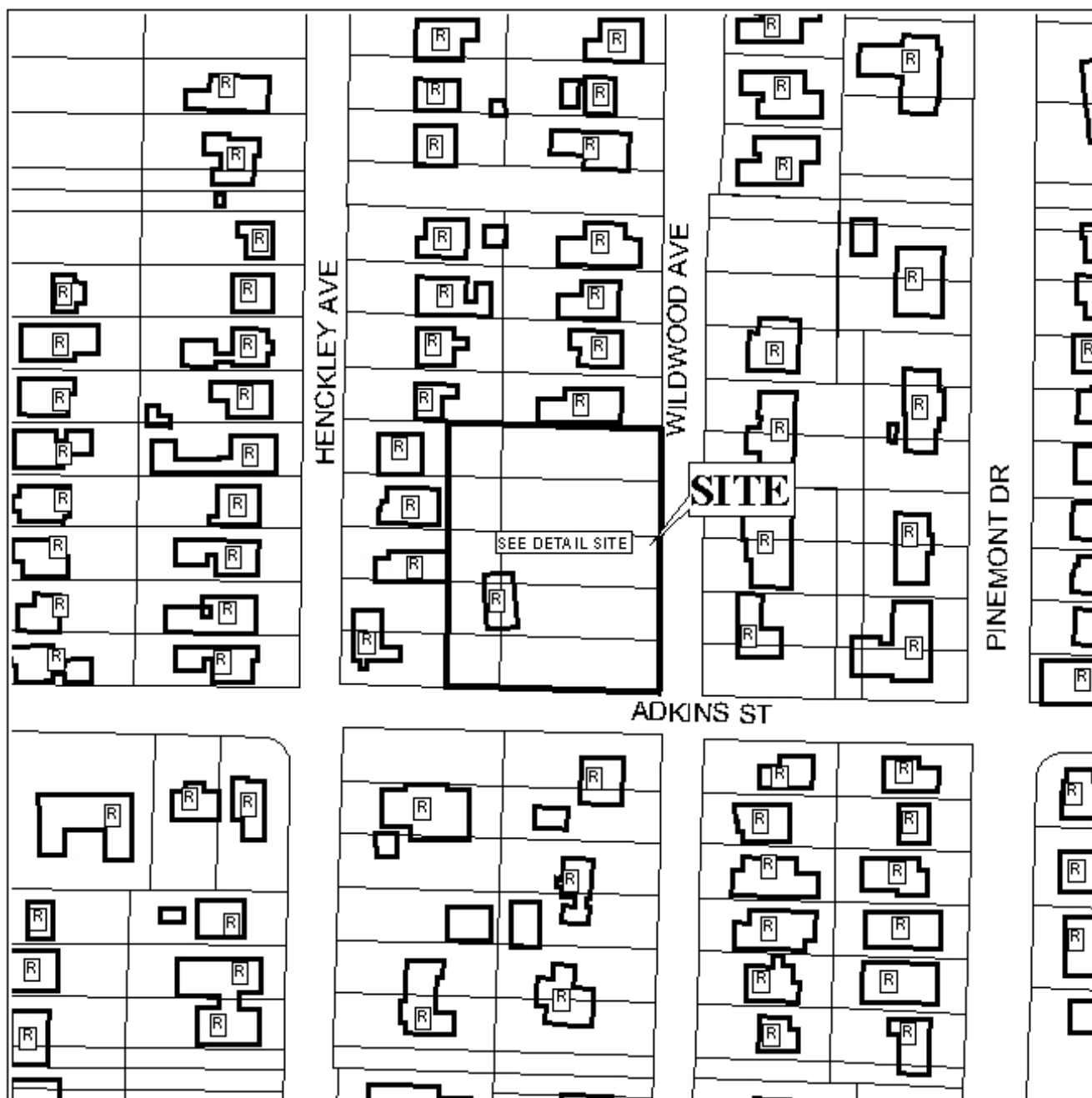


APPLICATION NUMBER 12 DATE June 2, 2005  
APPLICANT Wildwood Addition to Pinehurst Subdivision  
REQUEST Subdivision



NTS

# WILDWOOD ADDITION TO PINEHURST SUBDIVISION



APPLICATION NUMBER 12 DATE June 2, 2005

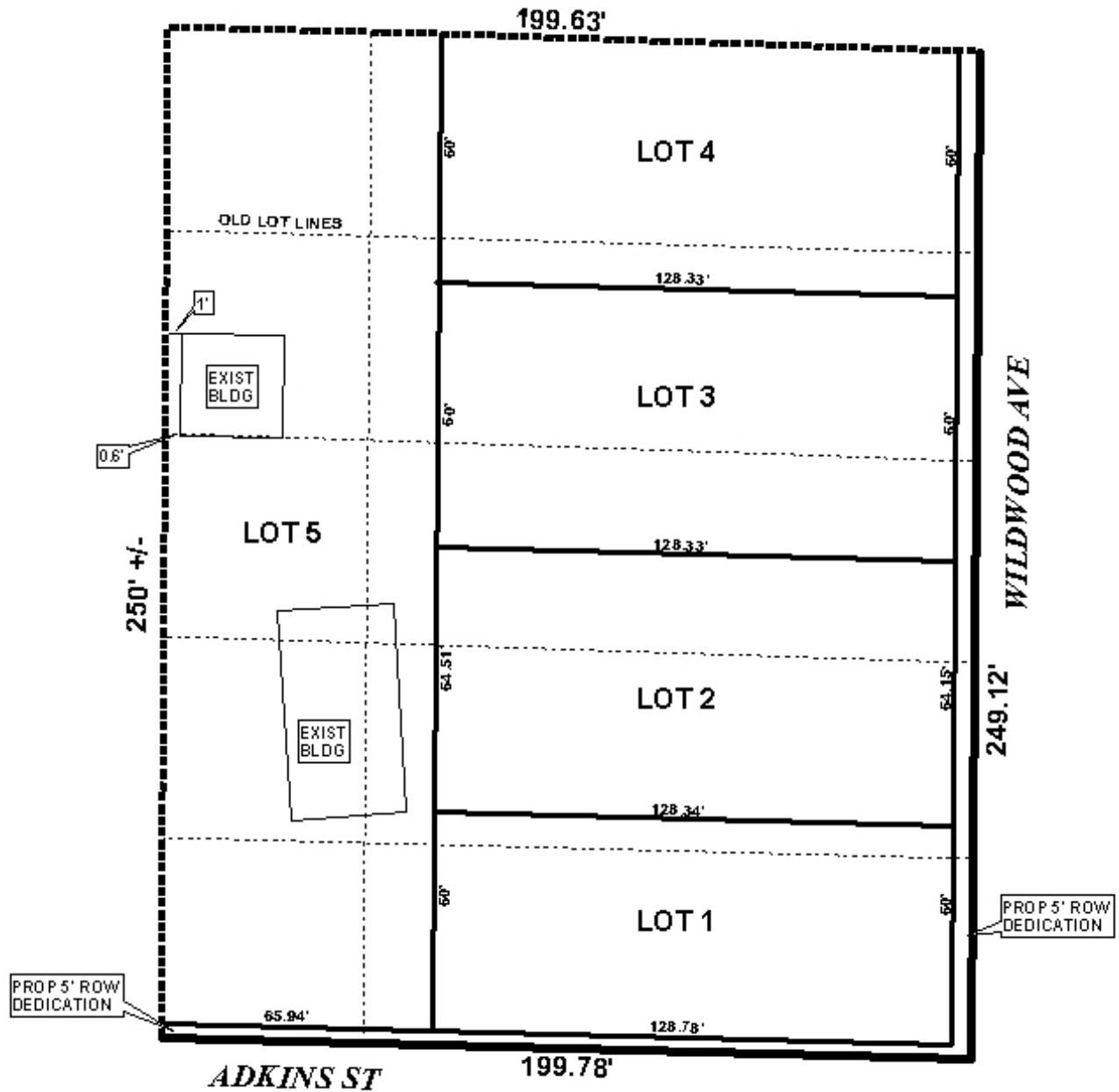
LEGEND

|     |     |     |     |     |     |     |      |     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|
| R-1 | R-2 | R-3 | R-4 | R-B | H-B | B-1 | LB-2 | B-2 | B-3 | B-4 | B-5 | I-1 | I-2 |
|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|



NTS

## DETAIL SITE PLAN



APPLICATION NUMBER 12 DATE June 2, 2005  
APPLICANT Wildwood Addition to Pinehurst Subdivision  
REQUEST Subdivision



NTS