

LA-Z-BOY ADDITION TO PINEHURST SUBDIVISION

Engineering Comments: Development of property must comply with all stormwater management and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway number, size, 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 3-lot, 1.5 ± acre subdivision which is located on the South side of Airport Boulevard, extending from Linlen Avenue to Pinemont Drive and is located in City Council District 6. The site is served by city water and sanitary facilities.

The purpose of this application is shifting a lot line to correspond to the applicable zoning district line.

It should be noted that in September 2003 the Planning Commission approved this subdivision application. However, the subdivision process was not completed within the required time; therefore, the applicant has submitted the identical application.

There is a unique factor associated with the application. As illustrated Lot 3 would be only 47-feet wide and contain 5,757 square feet of area, and would be considered substandard in terms of width and area for a new lot. However, the average residential lot in the overall subdivision (Pinehurst) is 50-feet wide, some as narrow as 25-feet, and many lots are 5,000 square feet in area; thus the Commission may waive Section V.D.2. (minimum lot width and area). It should be noted that the new lot configuration may require modifications to the existing residential structures in order to comply with the setback requirements of the Zoning Ordinance.

With a waiver of Section V.D.2. (minimum lot width and area) the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions; 1) that all structure(s) on Lots 2 and 3 comply with the setback requirements of the Zoning Ordinance prior to the recording of the final plat.

LOCATOR MAP



APPLICATION NUMBER 14 DATE June 1, 2006

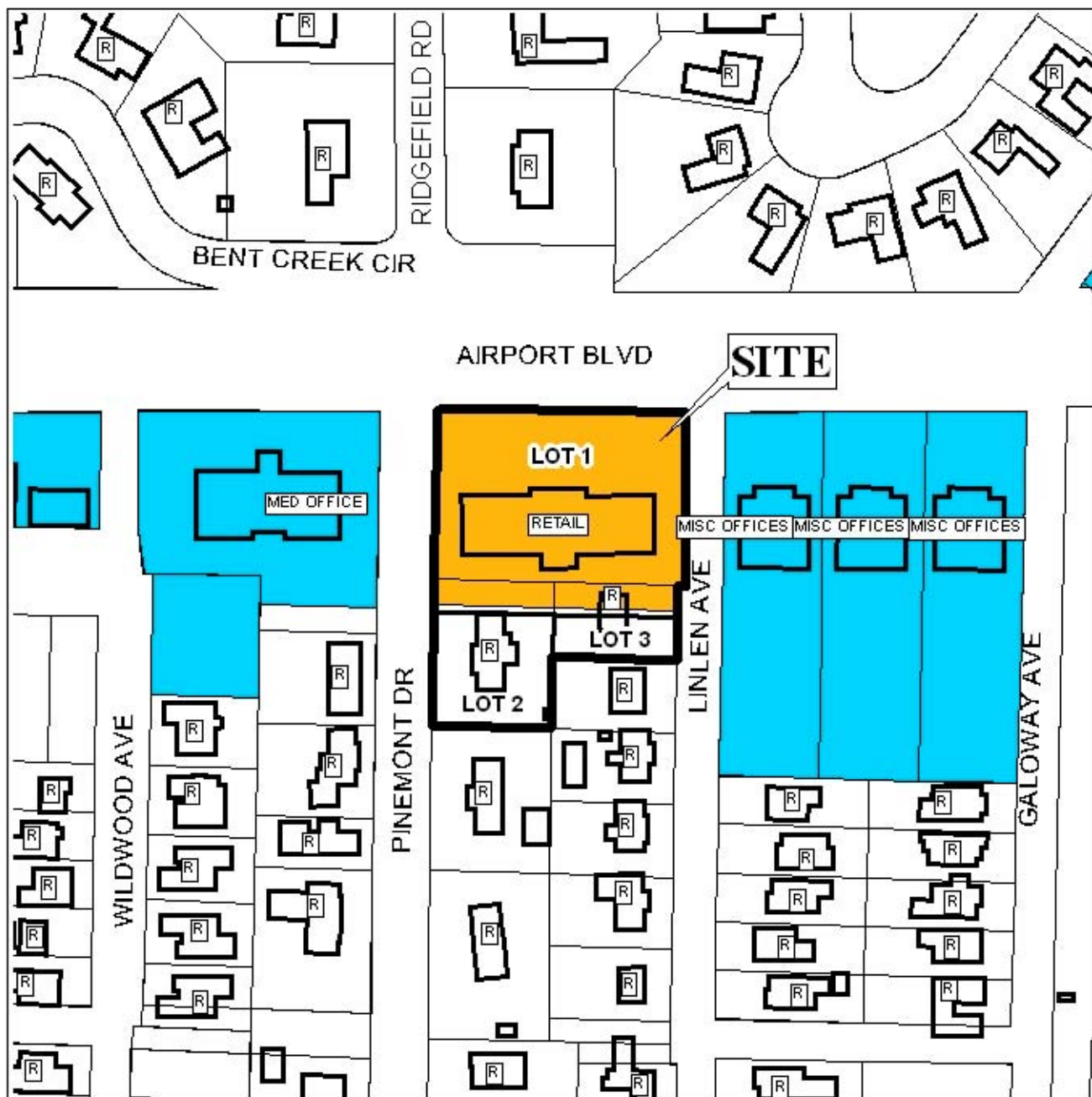
APPLICANT La-Z-Boy Addition to Pinehurst Subdivision

REQUEST Subdivision



NTS

LA-Z-BOY ADDITION TO PINEHURST SUBDIVISION



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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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