

## **IRENE-STILLWOOD 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.

The plat illustrates the proposed 4lot, 0.9± acre subdivision which is located on the West side of Stillwood Lane, 135'± South of Irene Street, extending to the South side of Irene Street, 100'± West of Stillwood Lane. The site is served by city water and sanitary facilities.

The purpose of this application is to create a four-lot subdivision from a metes and bounds parcel.

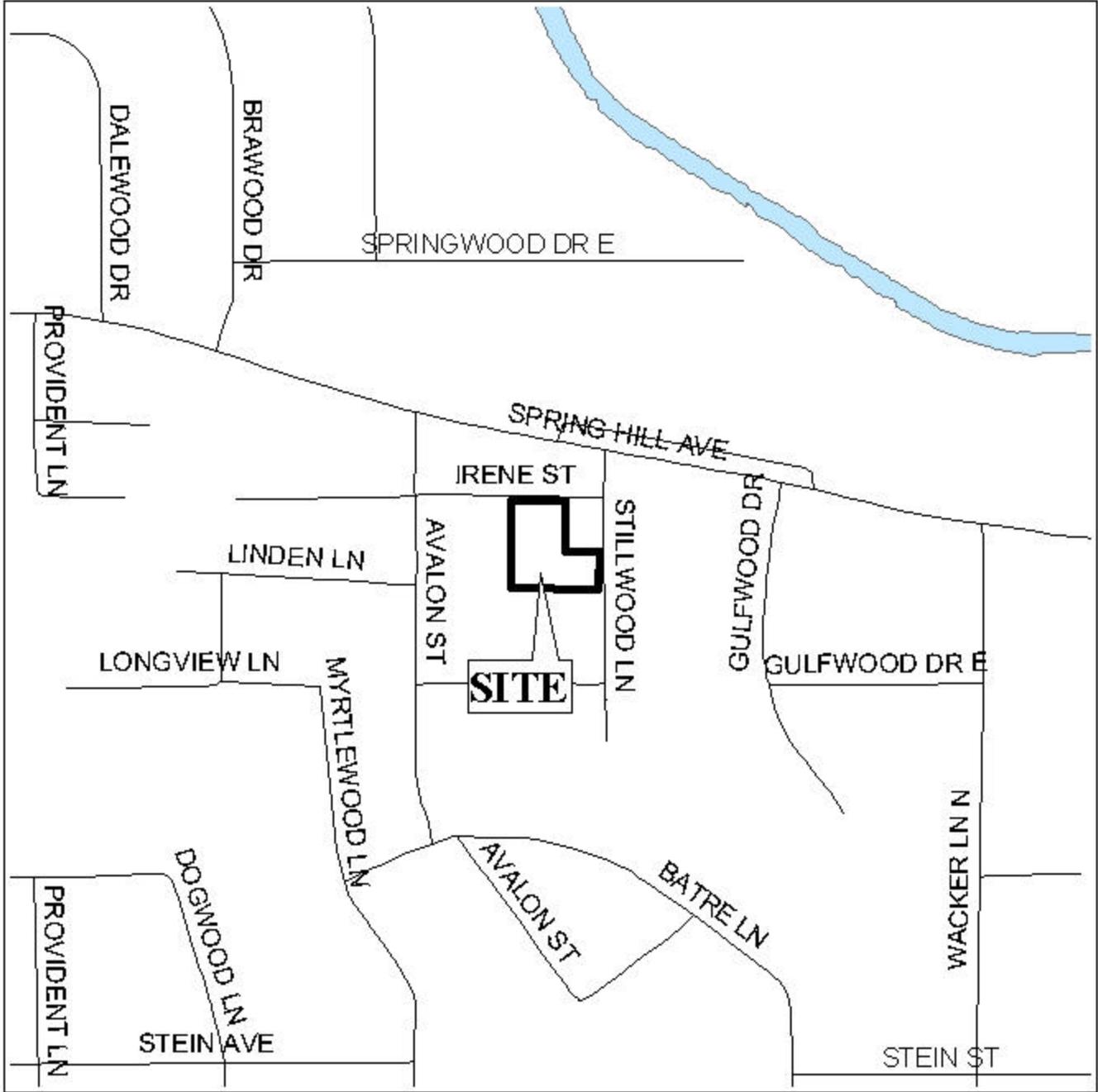
The site fronts Irene Street and Stillwood Lane, both minor streets having substandard rights-of-ways of 30' and 33' respectively; therefore, the dedication of adequate right-of-way to provide 25' from the centerline of Irene Street and Stillwood Lane should be required.

The site is located in an area where resubdivision of residential lots has been occurring for several years. This higher density trend is evidenced by the frequent number of Planning Commission applications whereby old homes on larger lots are being torn down and resubdivided into smaller lots that are developed more compactly. Even with the required dedication, the lots exceed the minimum lot area (7200 square feet) requirements of the Subdivision Regulations.

Although this subdivision as proposed meets the minimum density requirements of the Subdivision Regulations, the awkward lot configuration of Lot 3 would result in a poor development pattern of one home looking into the rear of another home, and is a good example of why the Subdivision Regulations have minimum width requirements, and a width to depth ratio. Furthermore, Lot 3 exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

Based on the preceding this application is recommended for denial for the following reasons: 1) the proposed subdivision would be out of character with the surrounding development and would result in one home looking into the rear of another home; and 2) Lot 3 does not comply with Section V.D.3 (width to depth) of the Subdivision Regulations.

# LOCATOR MAP

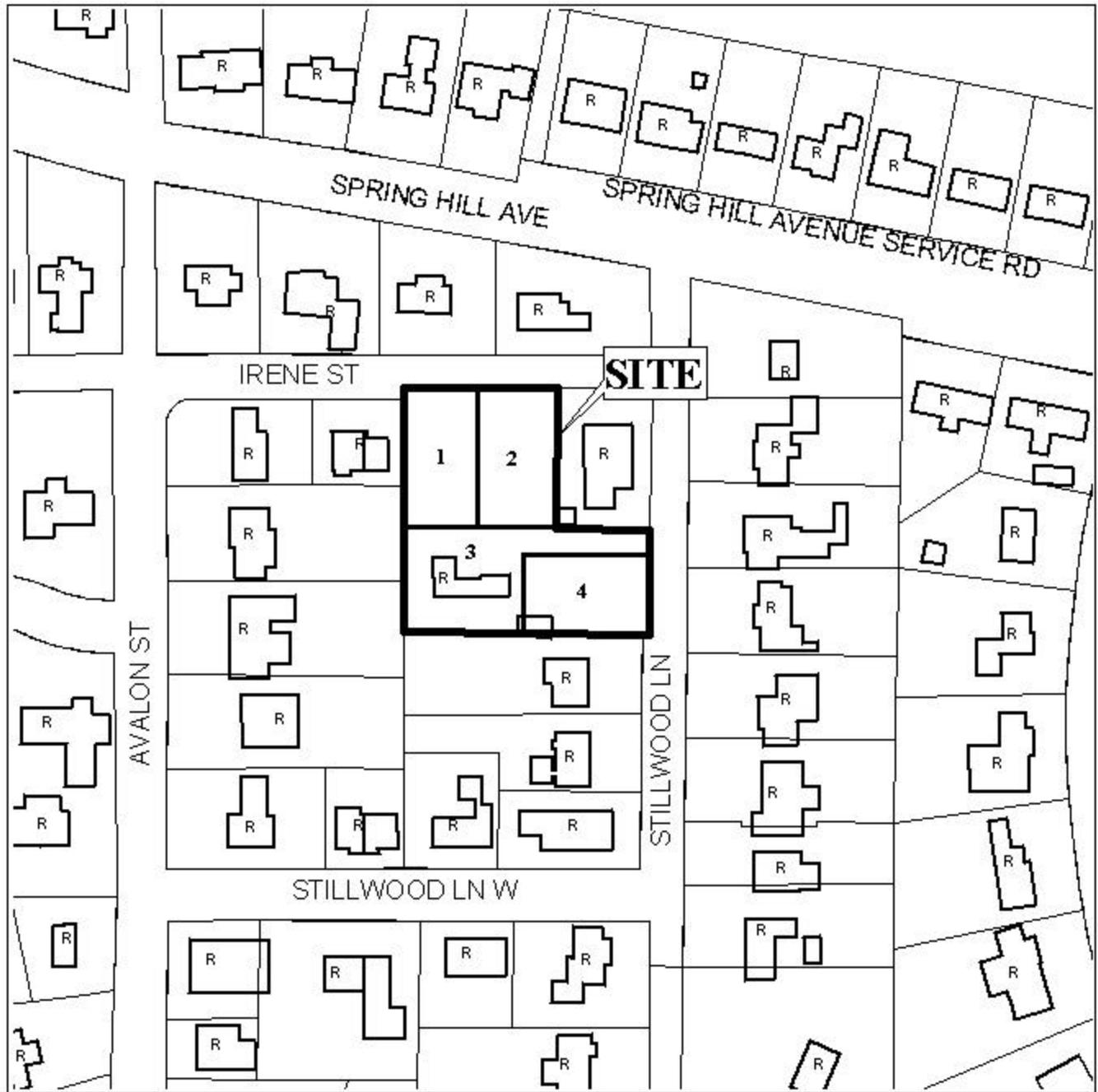


APPLICATION NUMBER 20 DATE October 16, 2003  
APPLICANT Irene-Stillwood Subdivision  
REQUEST Subdivision



NTS

# IRENE-STILLWOOD SUBDIVISION



APPLICATION NUMBER 20 DATE October 16, 2003

LEGEND



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