

HOLDOVER

Revised

BAYVIEW HEIGHTS SUBDIVISION, **PIERCE ADDITION TO**

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 0.8± acre, 2-lot subdivision located on the South side of Cottage Hill Road, 260'± West of Cottage Hill Avenue, which is in Council District 4. The site is served by public water and sanitary sewer.

The purpose of the application is to create two lots of record from two existing lots and a portion of a third lot of record.

The site fronts Cottage Hill Road, which has an 80-foot right-of-way, and requires a 100-foot right-of-way as depicted on the Major Street Plan; thus sufficient dedication to provide 50 feet from the centerline of Cottage Hill Road should be required. Furthermore, the 25-foot building setbacks should be measured from the dedication and shown thus on the final plat.

The legal description of the site indicates that the entire parent parcel is not included in the application, and that a triangular portion of the original Lot 11 (Bayview Heights) was conveyed to the owners of Lots 16 and 17 (Bayview Heights) in 1969, after the introduction of the Subdivision Regulations. Furthermore, while this property is excluded from the legal description of the subject property, it is not included in the legal description of the parcel including Lots 16 and 17.

It should also be noted that some adjacent property owners did not receive notification; thus additional fees and mailing labels should be submitted to correct this situation.

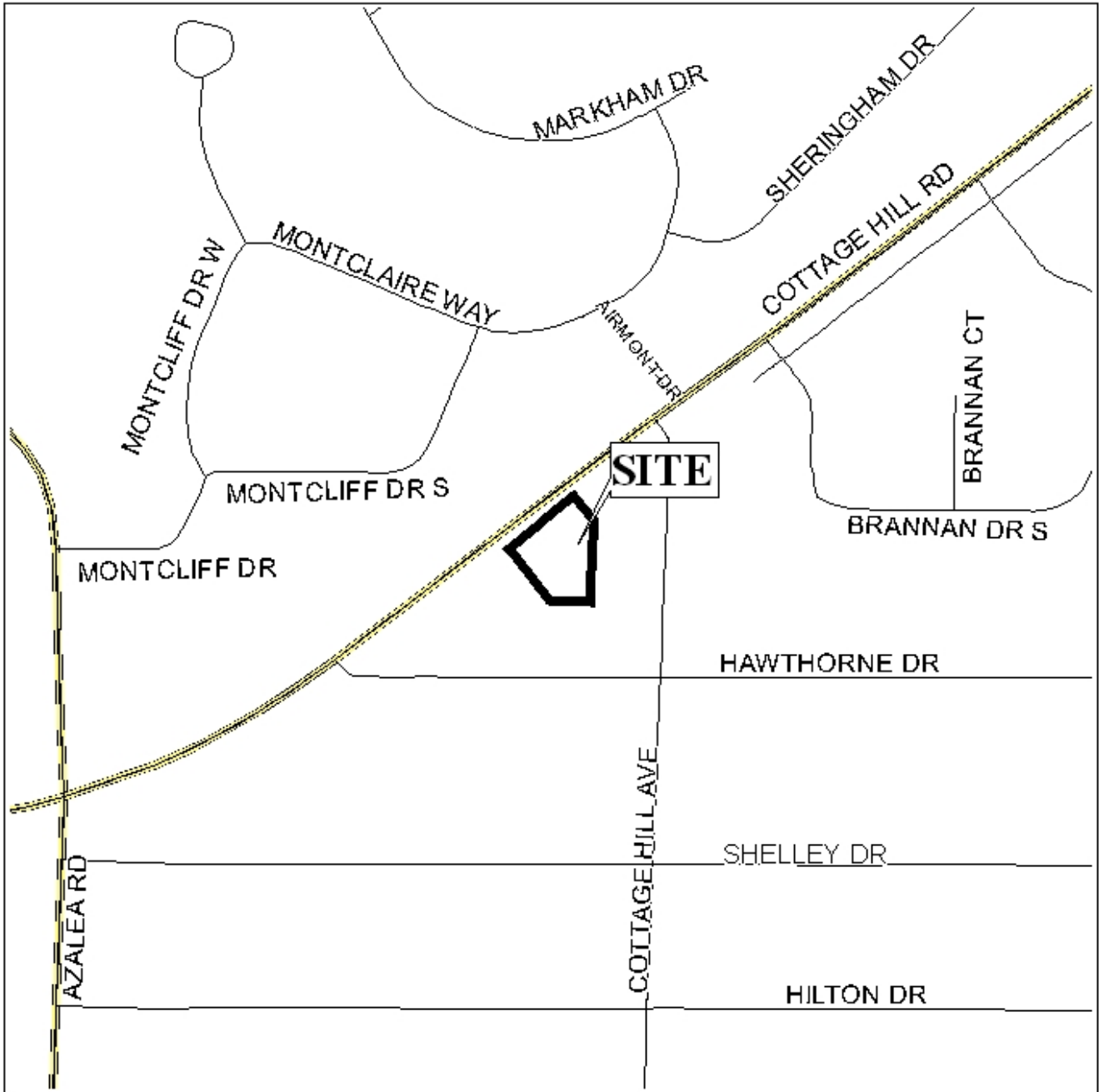
Based on the preceding, it is recommended that this application be held over to allow the applicant to include the entire parent parcel in the application, and to notify all adjoining and facing neighbors. As the triangular property contains far less land than can comprise a lot of record, the application should include at least one of the lots (16 or 17) that it has been conveyed with. Revised plats, fees, and mailing labels must be received by December 27th in order to be considered at the January 19th meeting.

Revised for the January 5th meeting:

This application was held over from the December 15th meeting, to allow the applicant to properly notify neighboring property owners. As the parcel has been deemed to have been in its present configuration for sufficient time, inclusion of the entire parent parcel was not required.

The plat meets 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 Cottage Hill Road; and 2) the depiction of the 25-foot setback lines, as measured from the dedication.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE January 5, 2006
APPLICANT Bayview Heights Subdivision, Pierce Addition To
REQUEST Subdivision



NTS

BAYVIEW HEIGHTS SUBDIVISION, PIERCE ADDITION TO



APPLICATION NUMBER Holdover DATE January 5, 2006

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