

ST. TERESA'S COURT SUBDIVISION,
RESUBDIVISION OF LOTS 6, 7 AND 8, BLOCK 1

Engineering Comments: Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Drainage from any newly constructed dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

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).

Fire Department Comments: No comments

MAWWS Comments: No comments

The plat illustrates the proposed 0.7± acre, 2-lot subdivision, which is located on the Southeast corner of Airport Boulevard and Westwood Street. The applicant states the site is served by city water and sanitary system.

The purpose of this application is to create a 2 lot subdivision from 3 legal lots of record.

As illustrated on the preliminary plat the site is located on the southeast corner of Airport Boulevard and Westwood Street. Airport Boulevard, has an existing right-of-way of 60-feet as illustrated on the preliminary plat; however Airport Boulevard is shown as a major street on the Major Street Component of the Comprehensive Master Plan, and as such requires an 80-foot right-of-way. Therefore, the dedication of sufficient right-of-way to provide 40-feet from the centerline of Airport Boulevard should be required. Westwood Street complies with the standards of the minor street requirements; therefore, no dedication is required along Westwood Street.

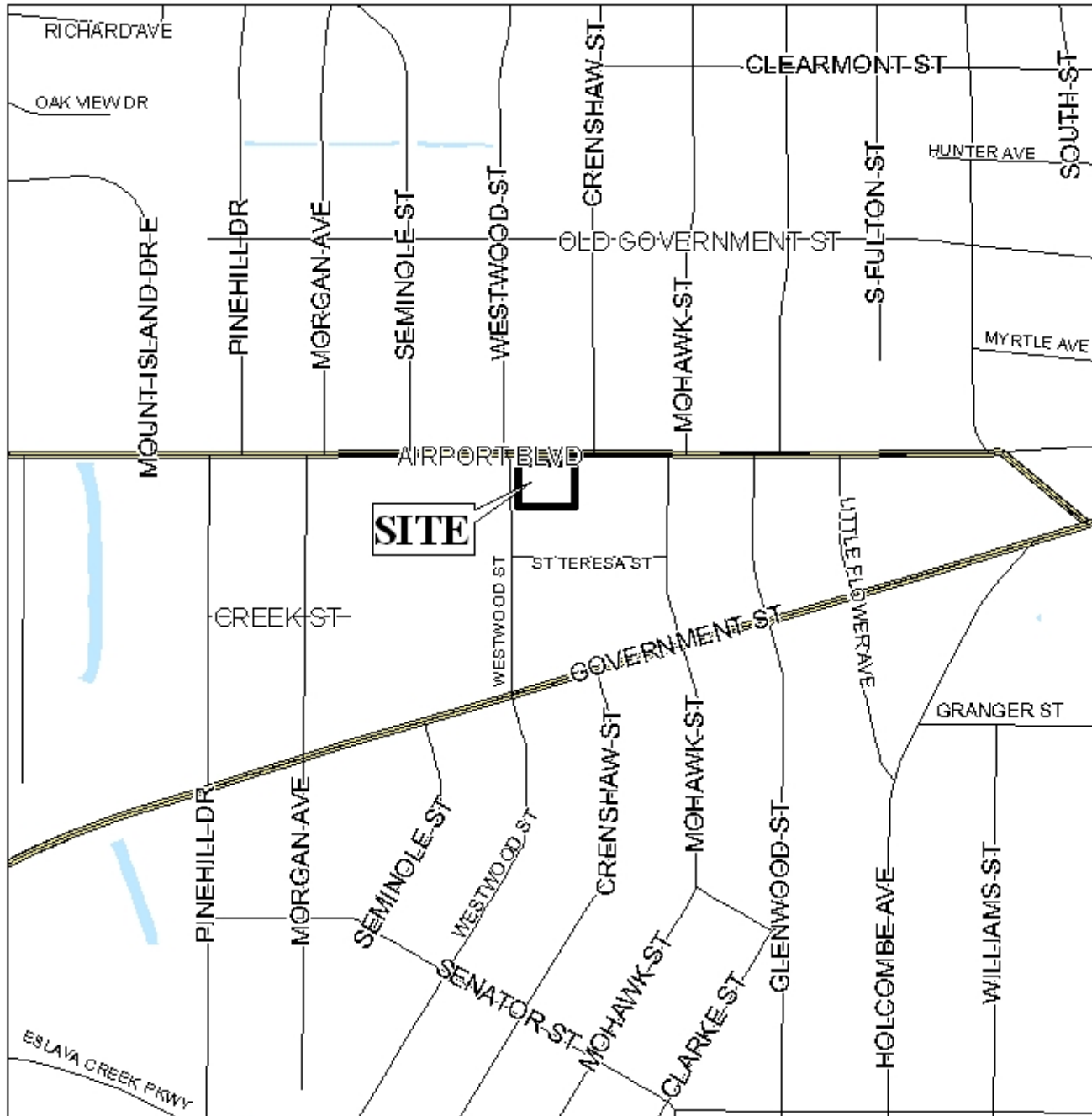
With the site being located on a major street and at an intersection, access management is a concern; therefore, the placement of a note on the Final Plat stating that Lot 1 be limited to the existing curb cuts and Lot 2 be allowed one curb cut, with the design, size and location to be approved by Traffic Engineering and conform to AASHTO standards.

It should also be noted the proposed Lot 1 is currently developed with a fast food restaurant; therefore, the applicant should be made aware that the approval of the preliminary plat may create a zoning violation and should locate all buildings, parking, access, landscaping and trees for staff review prior to the signing of the Final Plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide 40-feet from the centerline of Airport Boulevard;
- 2) the placement of a note on the Final Plat stating that Lot 1 be limited to the existing curb cuts and Lot 2 is limited to one curb cut onto Airport Boulevard, with the design, size and location to be approved by Traffic Engineering and conform to AASHTO standards; and
- 3) verification that the subdivision will not create a violation of the zoning Ordinance prior to the signing of the Final Plat.

LOCATOR MAP



APPLICATION NUMBER 23 DATE June 4, 2009
 APPLICANT St. Teresa's Court, Resubdivision of Lots 6, 7, and 8, Block 1
 REQUEST Subdivision



ST TERESA'S COURT, BLOCK 1, RESUBDIVISION OF LOTS 6, 7, AND 8 SUBDIVISION



APPLICATION NUMBER 23 DATE June 4, 2009

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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ST TERESA'S COURT, BLOCK 1, RESUBDIVISION
OF LOTS 6, 7, AND 8 SUBDIVISION



APPLICATION NUMBER 23 DATE June 4, 2009

