

WESTMINSTER PLACE SUBDIVISION, **REVISED LOT 1**

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 1-lot, .03± acre subdivision which is located on the North side of Old Shell Road at the North terminus of Schwaemmle Drive and is located in City Council District 7. The site is served by public water and sewer facilities.

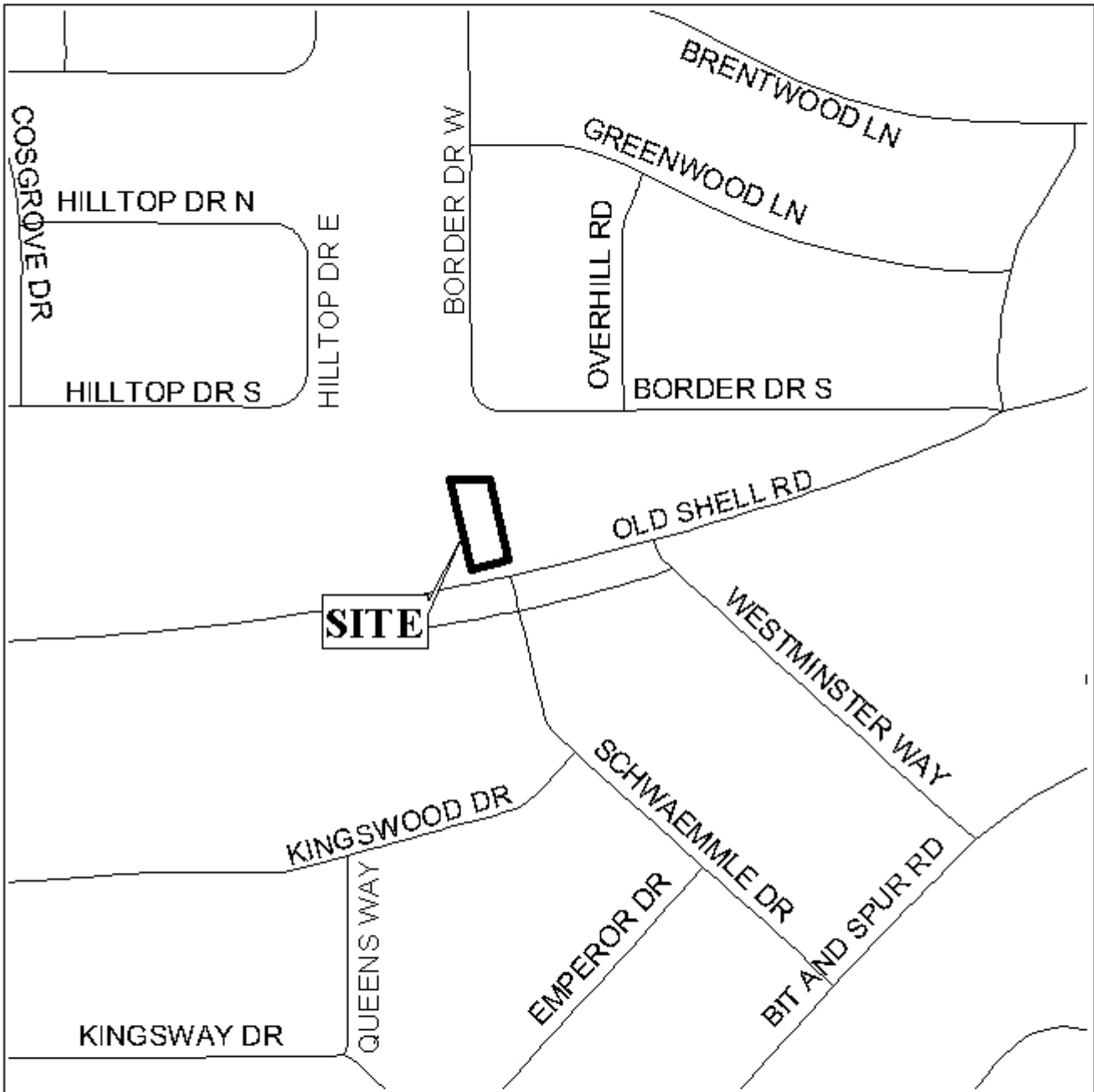
The purpose of this application is to remove a condition of the subdivision requiring a 45-foot setback along Old Shell Road.

Old Shell Road, from the intersection with Westminster Way westward, is a planned major street and has an existing right-of-way of 60'. Therefore, the additional setback of 45-feet was to provide for the additional right-of-way (20-feet) a major street would require, plus the standard front setback (25-feet). Furthermore, whereas the site is located on a major street, in order to achieve manageable access Lots 1 and 2 were required to share a curb cut.

The Zoning Ordinance (Section IV.D.5) requires all setbacks to provide for a planned Major Street, as well as a 25-foot setback. Additionally, as illustrated on the Vicinity Map, the properties to the East provide adequate setbacks for the Major Street.

Based on the preceding this application is recommended for denial for the following reason: 1) the subdivision as proposed would not meet the setback requirements of the Zoning Ordinance as stipulated in Section IV. D.5.

LOCATOR MAP



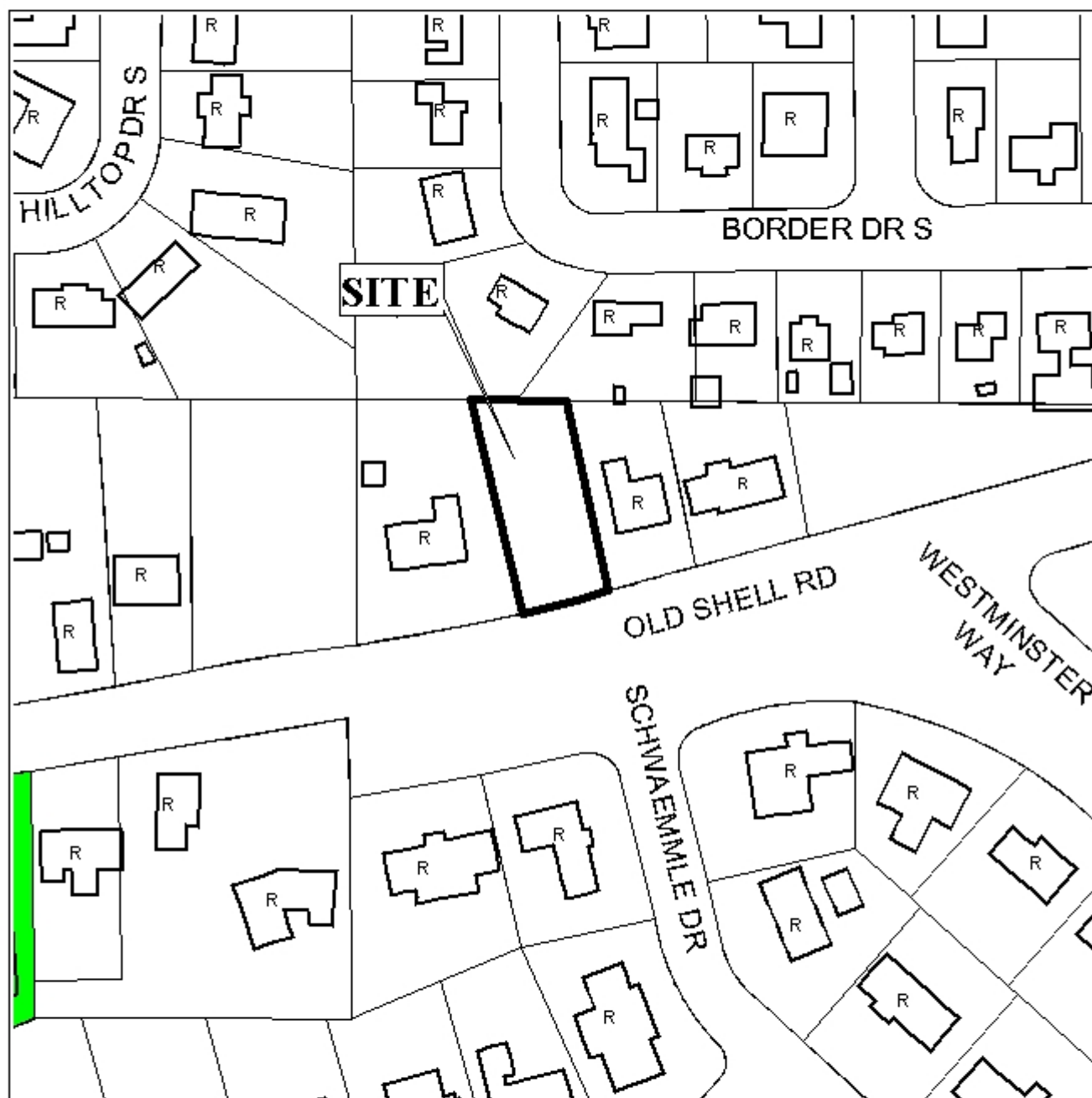
APPLICATION NUMBER 23 DATE April 1, 2004

APPLICANT Westminster Place Subdivision, Revised Lot 1

REQUEST Subdivision

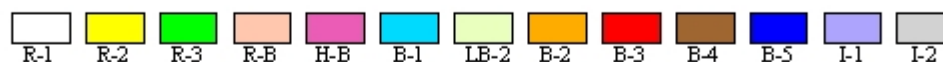


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LEGEND



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