

## **ALEXANDER PLACE SUBDIVISION**

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. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

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 0.5±-acre, 2-lot subdivision which is located on the southeast corner of Airport Boulevard and Mayflower Street and is within Council District 5.

The purpose of this application is to create two lots of records from three parcels and a portion of a fourth parcel. It is recommended that the application be revised to include all parcels, and that the request be revised to create a three-lot subdivision, with remainder of Lot 7 be included with Lot 8, Block B, Mayfair Hills Subdivision being the third lot.

Airport Boulevard is a proposed major street with an existing right-of-way of 100-feet, and is in compliance with the Major Street Plan.

Access management is a concern due to Airport Boulevard being a proposed major street. It is recommended that the development be denied access onto Airport Boulevard; each lot is limited to one curb cut onto Mayflower Street, with the size, design and location to be approved by the Traffic Engineering Department.

As shown on the preliminary plat, Lot 1 is substandard in size. However, it is in its original size and configuration. Over the years, multiple lots and a portion of a lot (Lot 7) have been amassed into one parcel without the benefit of Planning Commission approval. Therefore, a waiver of V.D.2 and V.D.3 would be required to allow the recreation of the substandard lot; and the remainder of the partial parcel (Lot 7) and the lot into which it has been incorporated (Lot 8) should be included in the subdivision.

The final plat should illustrate the 25-foot minimum building setback as measured from the property line.

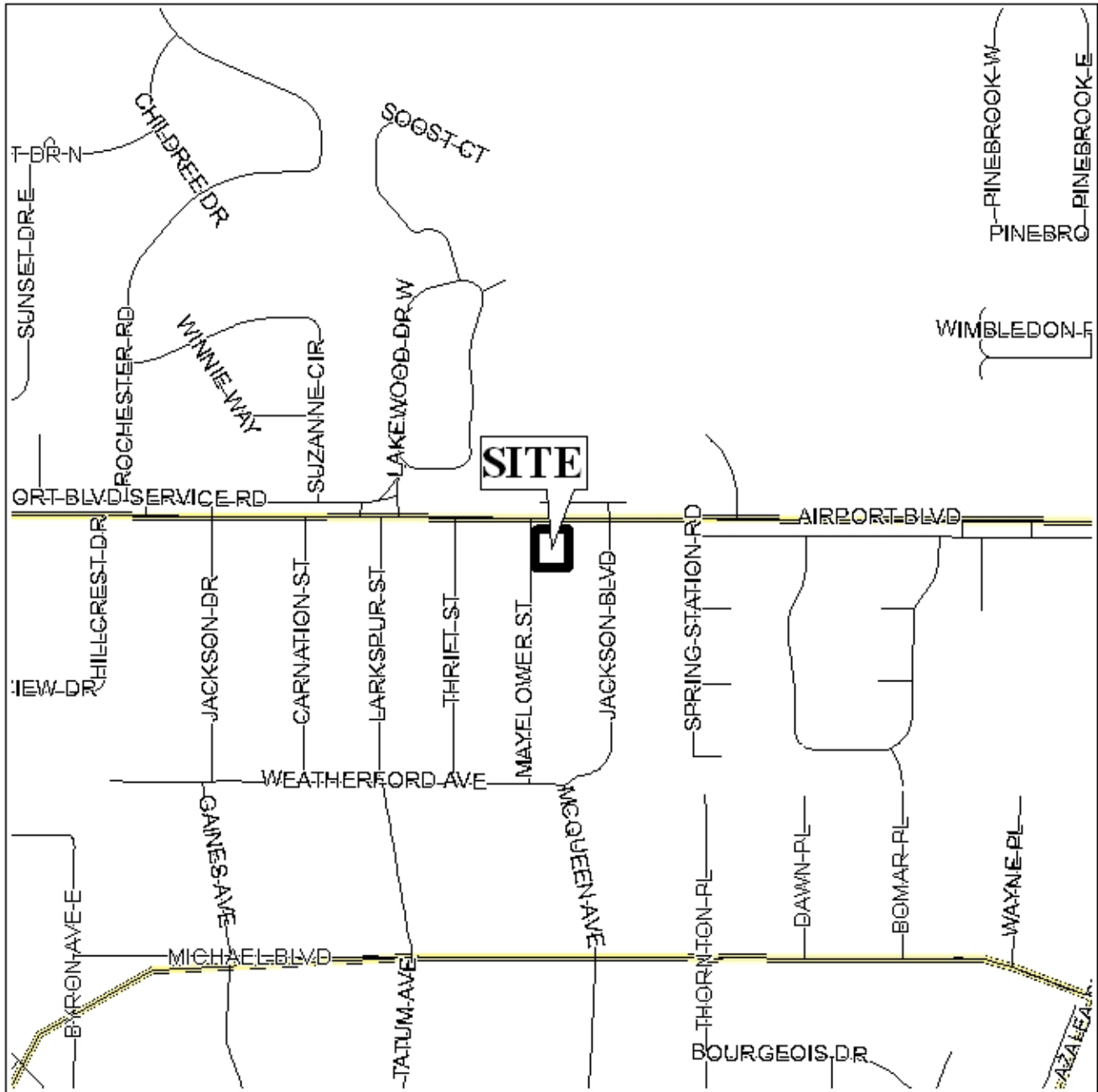
Based upon the preceding, the plat is recommended for Holdover until the September 7<sup>th</sup> meeting, to allow the following to be submitted by August 21<sup>st</sup>: 1) revision of the application to include the remainder of Lot 7 and Lot 8 to the South; 2) revision of the application to create a three-lot subdivision; 3) the placement of a note on the Final Plat denying access onto Airport Boulevard; and 4) the placement of the 25-foot minimum building setback lines on the final plat.

***Revised for the September 7<sup>th</sup> meeting:***

*No additional information was received from the applicant.*

*The plat is recommended for Denial for the following reasons: 1) the applicant did not include the remainder of Lot 7 and lot 8 to the South; 2) revision of the application to create a three-lot subdivision; 3) the placement of a note on the Final Plat denying access onto Airport Boulevard; and 4) the placement of the 25-foot minimum building setback lines on the final plat*

# LOCATOR MAP



APPLICATION NUMBER 7 DATE August 17, 2006

APPLICANT Alexander Place Subdivision

REQUEST Subdivision



NTS

# ALEXANDER PLACE SUBDIVISION



APPLICATION NUMBER 7 DATE August 17, 2006

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
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



NTS