

HOLDOVER

Revised

RAINES ADDITION TO WILDWOOD **SUBDIVISION**

Engineering Comments: Need contours. Existing drainage easement cannot be used for private development stormwater detention. 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.

The plat illustrates the proposed 33 lot, 8.9 acre subdivision which is located on the East side of Wildwood Place, 130'± South of Vista Bonita Drive South. The site is served by public water and sanitary sewer.

It should be noted that some lots are less than 60-feet wide; however, all lots exceed 7,200 square feet in area, thus PUD approval is not required.

The subdivision consists of a cul de sac with 33 lots; however, there are concerns relating to the proposed design. First, the site has an existing street stub to the North—Panorama Boulevard West, and the Subdivision Regulations state that adjoining streets shall be continued. The continuation of Panorama is even more vital Panorama is also exists just one lot removed to the South, and then continues on to Cottage Hill Road. Additionally, as the proposed cul de sac would also exceed the maximum length of a closed-end street, the street stub from Panorama Boulevard West should be continued from the North property line to the South property line of the subdivision.

Another issue to consider is drainage and full compliance with the City Engineering Comments would be required. Additionally, the detention area should be labeled as such, as well as a note on the Final Plat stating that the maintenance of the detention area shall be the responsibility of the property owners.

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) that the street stub with Panorama Drive West be continued from the North property line to the South property line; 2) full compliance with the City Engineering comments; and 3) that the detention area be labeled as such on the final plat, with a note stating that the maintenance thereof shall be the responsibility of the property owners.

The application was heldover by the Commission at their February 6th meeting. As illustrated on the Vicinity Map, there is an existing drainage easement in the southeast portion of the property that would make continuation of Panorama, from the North property line to South property line, difficult. However, the Subdivision Regulations call for the continuation of existing street stubs (Section V.B.1.), thus the existing street stub

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for Panorama Boulevard should connect with the proposed street. The continuation of Panorama Boulevard, to the South property line is no longer recommended.

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) that the street stub with Panorama Drive West be continued from the North property line and connect with the new street; 2) full compliance with the City Engineering comments; and 3) that the detention area be labeled as such on the final plat, with a note stating that the maintenance thereof shall be the responsibility of the property owners.

REVISED FOR MARCH 20TH MEETING:

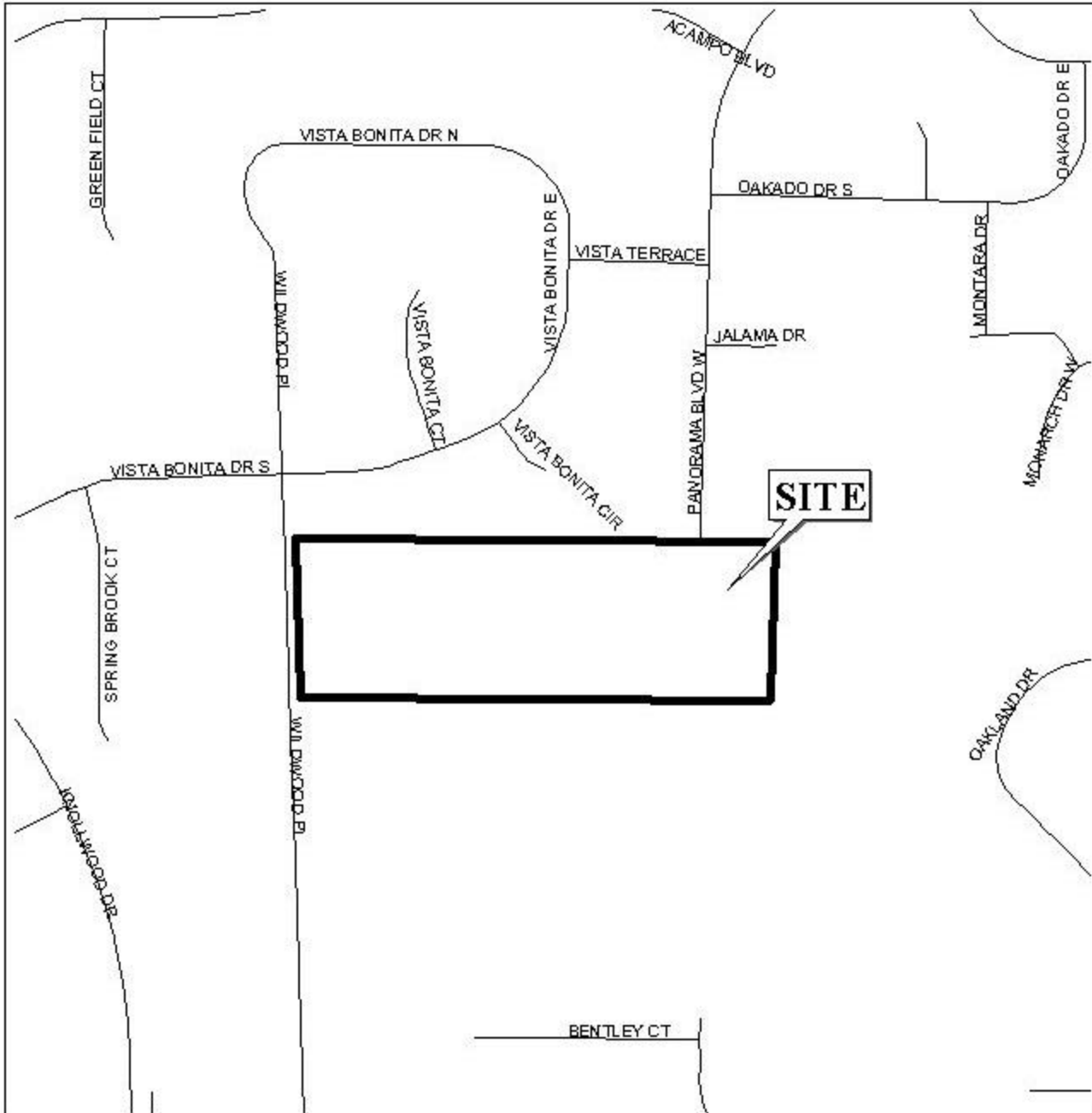
The applicant requested a holdover at the Commission's February 20th meeting, and although a revised plat was submitted, it appeared the only modification was to illustrate the existing drainage easement at the Southwest corner as 40-feet in width, rather than 30-feet.

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) that the street stub with Panorama Drive West be continued from the North property line and connect with the new street; 2) full compliance with the City Engineering comments; and 3) that the detention area be labeled as such on the final plat, with a note stating that the maintenance thereof shall be the responsibility of the property owners.

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LOCATOR MAP



APPLICATION NUMBER 13 DATE February 6, 2003

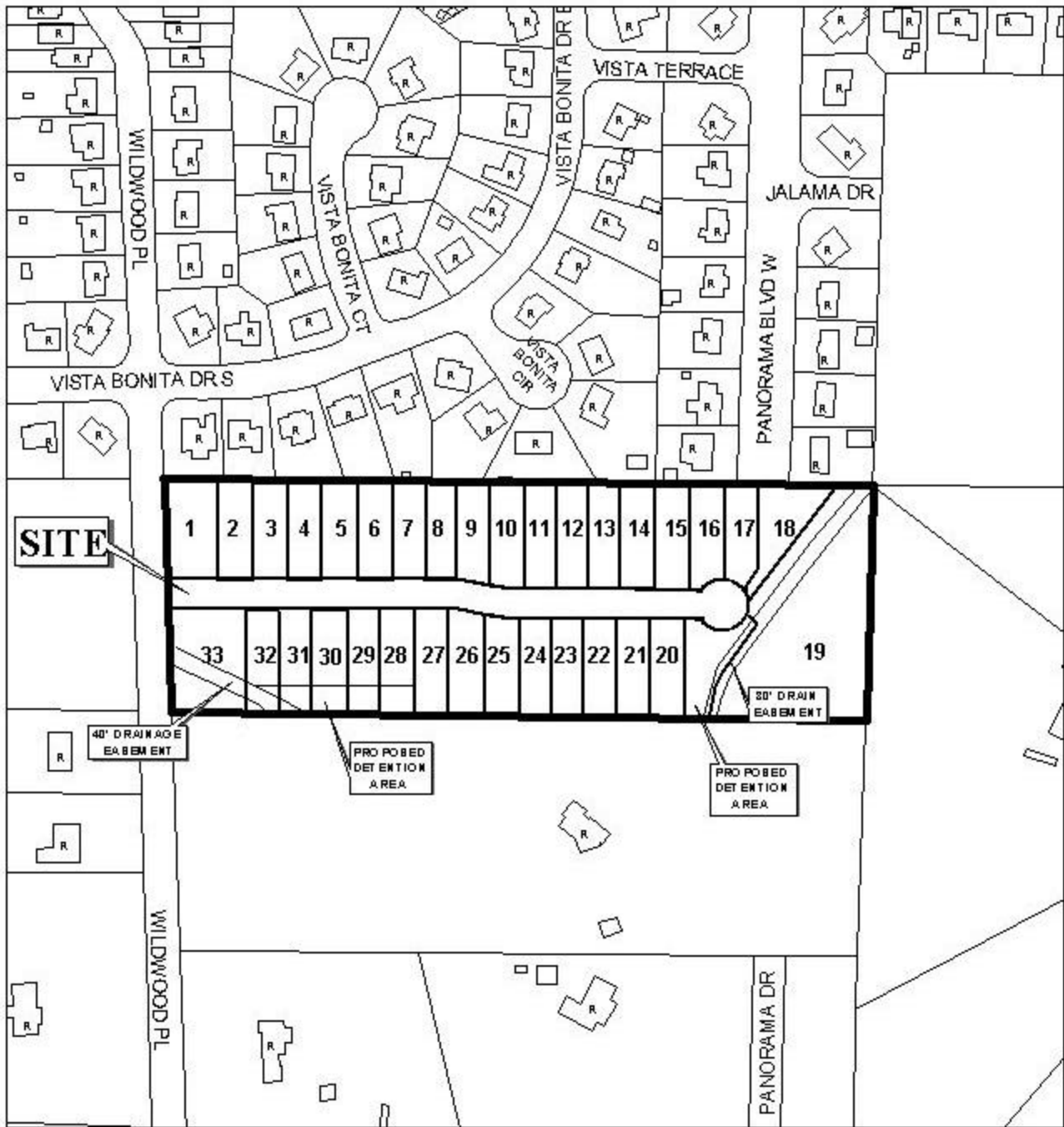
APPLICANT Raines Addition to Wildwood Subdivision



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RAINES ADDITION TO WILDWOOD SUBDIVISION



APPLICATION NUMBER Holdover DATE March 20, 2003

LEGEND

R-1	R-2	R-3	R-B	H-B	B-1	B-2	B-3	B-4	B-5	I-1	I-2

