HOLDOVER

Revised

SPRINGHILL PLACE SUBDIVISION

Engineering Comments: Stormwater detention and Common Area for such not shown on preliminary plat. Stormwater detention is required for this site and must be constructed within a Common Area prior to approval of the final plat. 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). Preservation status is to be given to the 70" Live Oak Tree located on the West side of Lot 6 to remain. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

The plat illustrates the proposed 2.8± acre, 8-lot subdivision, which is located at the Northwest corner of Bishop Lane North and Broadway Drive and is in Council District 7. The site is served by public water and sanitary sewer.

The purpose of the application is to create an eight-lot subdivision from a metes and bounds parcel. The site was recently denied Subdivision Approval for a private-street subdivision with a substandard street and substandard setbacks; the present application is a redesign of that project.

The site fronts Bishop Lane, which has a 50-foot right-of-way, and an unopened right-of-way for Broadway Street, which ranges from approximately 35 to 40 feet in width adjacent to the site. The plat illustrates dedication of 7.5 feet for future construction of Broadway Street. The plat does not show the 25-foot building setback lines, which would be required on the final plat.

Proposed Lots 3 and 4 are shown as flag-shaped lots. Section V.D.1. of the Subdivision Regulations, states: *"The size, width, depth, shape, and orientation of lots and the minimum building setbacks lines shall be appropriate to the location of the subdivision and the type of development and use contemplated."* It is not clear that such lots would be appropriate for this location; while there is a large parcel to the West of the site that is flag-shaped, such lots are uncharacteristic of the area in general. It should be noted that approval of this request could encourage future requests for subdivisions with flag-shaped lots.

The orientation of the houses on proposed Lots 3 and 4 poses further concerns, as they would essentially be double-frontage lots. Double-frontage lots are generally prohibited by Section V.D.8, except "*where necessary to provide separation of residential development from major streets or to overcome specific disadvantages of topography and orientation*." Furthermore, the plat poses issues of orientation, which Section V.D.1 of the Subdivision Regulations (cited in the previous paragraph) also addresses. For the house to be oriented toward an unopened right-of-way would be undesirable; yet, in the event of Broadway Street's construction, for the rear of the

house to be exposed to an open street would also be inappropriate. The final option, where the houses would face the rear of other houses, would also be uncharacteristic and inappropriate for the area.

The plat contains a note indicating that the existing house and asphalt drive on the site are to be removed; this would need to be accomplished and verified prior to signing the final plat.

As noted by Engineering, detention is required but not shown on the plat; detention must be provided in a common area, to comply with all stormwater and flood control ordinances, and to be maintained by the property owners.

Based on the preceding, this application is recommended for Holdover to allow the applicant to redesign the plat without flag-shaped lots and with detention and common areas shown.

Revised for the September 15th meeting:

This application was held over from the August 4th meeting to allow the applicant to submit revised drawings showing detention and common areas and without flag-shaped lots. As no revisions have been submitted, the application is recommended for denial for the following reasons: 1) detention areas required by the Engineering Department are not shown on the plat, nor are common areas, which are needed to house the detention facilities; and 2) the flag-shaped lots are inappropriate in shape and orientation for the surrounding area.

LOCATOR MAP

APPLICATION NUMBER Holdover DATE September 15, 2005

APPLICANT Springhill Place Subdivision

REQUEST Subdivision

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NTS

SPRINGHILL PLACE SUBDIVISION

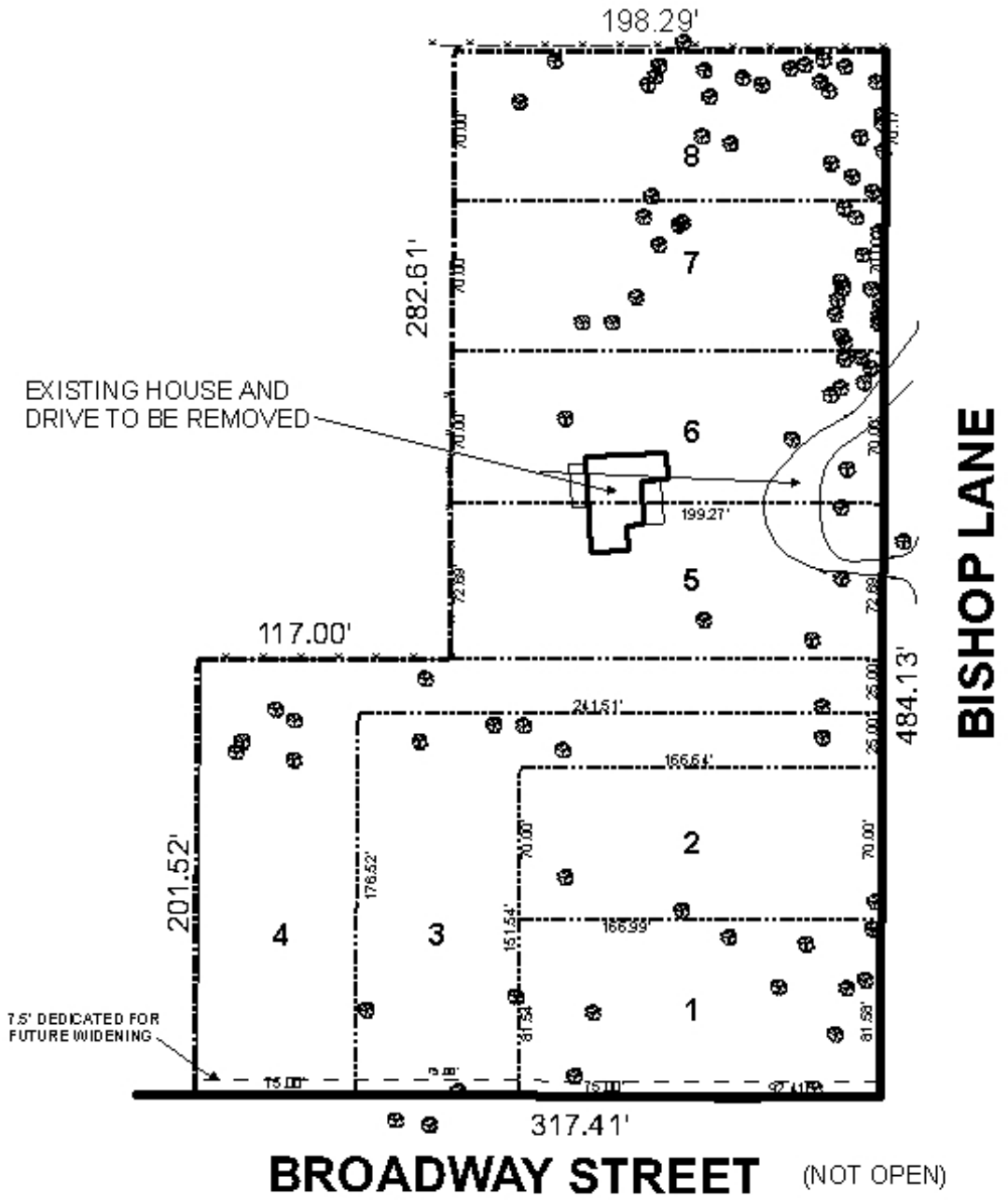
APPLICATION NUMBER Holdover DATE September 15, 2005

N

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

DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE September 15, 2005

APPLICANT Springhill Place Subdivision

REQUEST Subdivision

N

NTS