

## **JUANITA GORMAN 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.

Traffic Engineering Comments: Driveway numbers, 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, 0.1 ± acre subdivision which is located on the East side of McLemore Street, 120' ± South of McKinney Street and is in City Council District 1. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a one-lot subdivision.

The applicant made every attempt to include the surrounding parcels as part of the subdivision application. However, none of the property owners were willing to participate. The applicant has documented that effort and has submitted the documentation to Urban Development.

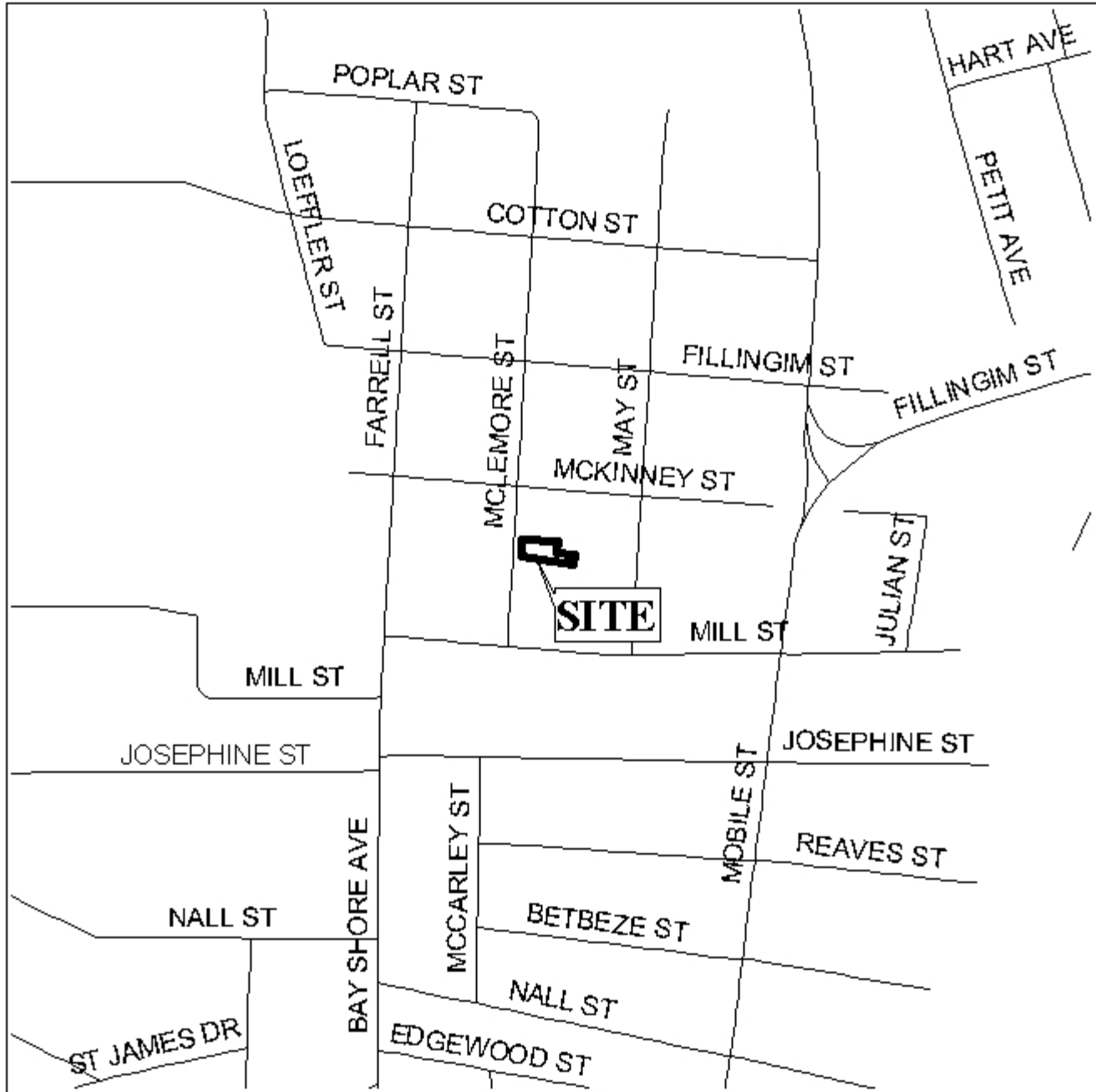
As proposed, the lot is only 47-feet wide, thus a waiver of Section V.D.2. (minimum width of 60-feet) would be required. The Vicinity Map illustrates that this area contains a mixture of lot sizes and lot widths, therefore the proposed subdivision could be considered compatible.

Also, the site would exceed the maximum width to depth ratio, therefore a waiver of Section V.D.3. of the Subdivision Regulations would be required.

The 25-foot minimum building setback line is not shown but would be required on the final plat.

With a waiver of Sections V.D.2. and V.D.3., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the placement of the 25-foot minimum setback line on the final plat.

## LOCATOR MAP



APPLICATION NUMBER 20 DATE May 6, 2004

APPLICANT Juanita Gorman Subdivision

REQUEST Subdivision









# JUANITA GORMON SUBDIVISION



APPLICATION NUMBER 20 DATE May 6, 2004

LEGEND

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



NTS