

MOFFETT-WOLF 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 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 1.8 ± acre, 2 lot subdivision which is located on the north side of Moffett Road, 420 feet ± west of Wolf Ridge Road, and is in Council District 1. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is the creation of a two-lot subdivision from one existing lot.

The site fronts on Moffett Road, a planned major street. The current right-of-way width of 100 feet is the minimum width required for a major street, and therefore complies with the Major Street Plan.

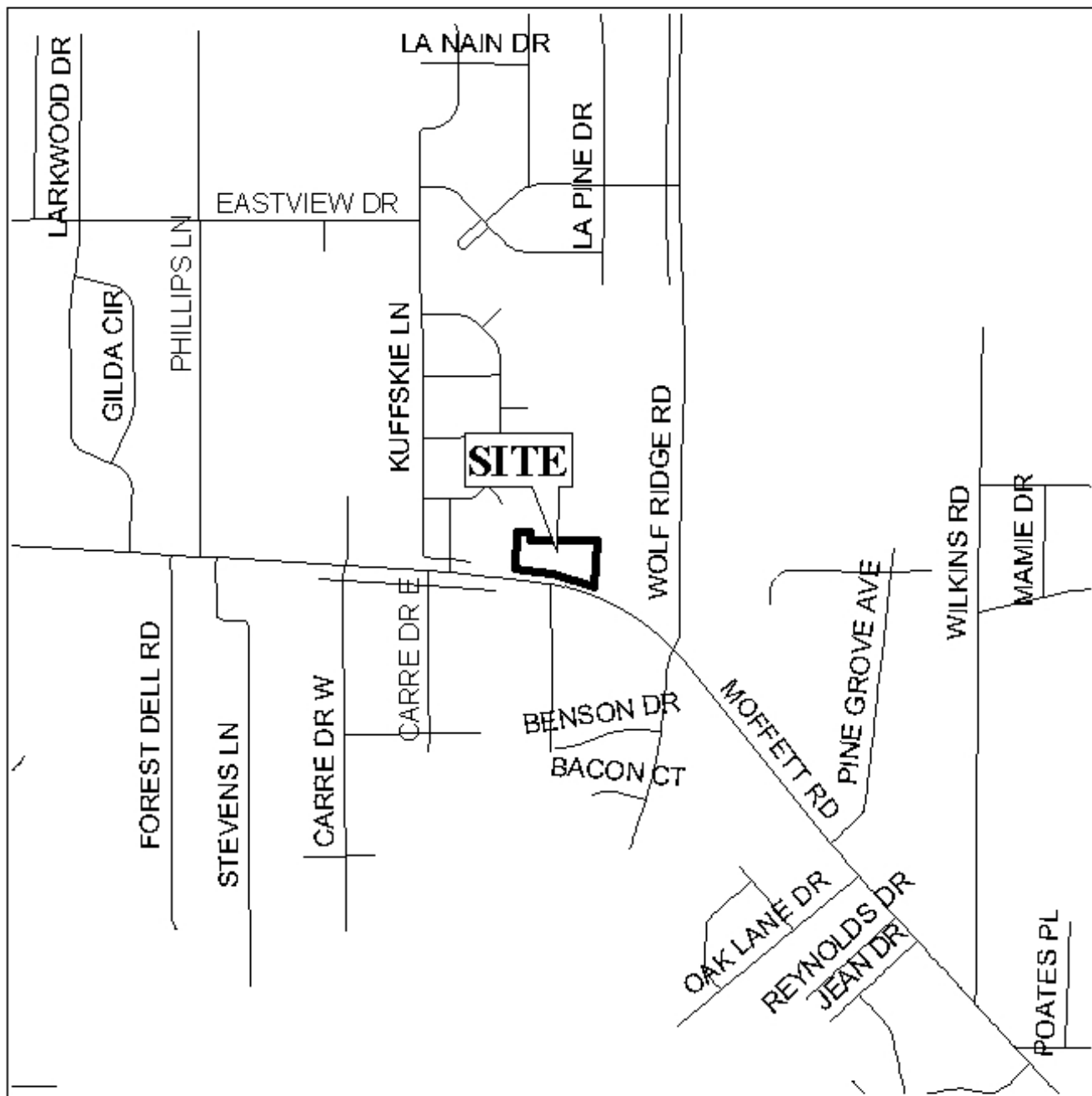
As the site fronts a major street, access management is a concern. The site currently has three curb cuts – two serving the existing commercial use on the proposed Lot 1, and one serving an apparent single-family structure located on the western portion of the proposed Lot 2. No additional curb cuts should be allowed for the proposed Lot 1, and Lot 2 should be permitted only one curb cut, with the location, size, and design to be approved by Traffic Engineering.

The 25-foot minimum building setback line is not shown, but would be required on the Final Plat.

The existing parcel is split-zoned, with the majority of the site zoned R-1, and a majority of proposed Lot 1 zoned B-2. Prior to the recording of the Final Plat, the proposed Lot 1 should be rezoned to fully encompass B-2 zoning, which permits the existing convenience store with gas pumps.

The plat is recommended for Tentative Approval subject to the following conditions: 1) the depiction of the 25-foot building setback line on the Final Plat; 2) rezoning of the proposed Lot 1 to a single zoning classification prior to the recording of the Final Plat; and 3) placement of a note on the Final Plat stating that no additional curb cuts are allowed for the proposed Lot 1, and Lot 2 is permitted only one curb cut, with the location, size and design to be approved by Traffic Engineering.

LOCATOR MAP

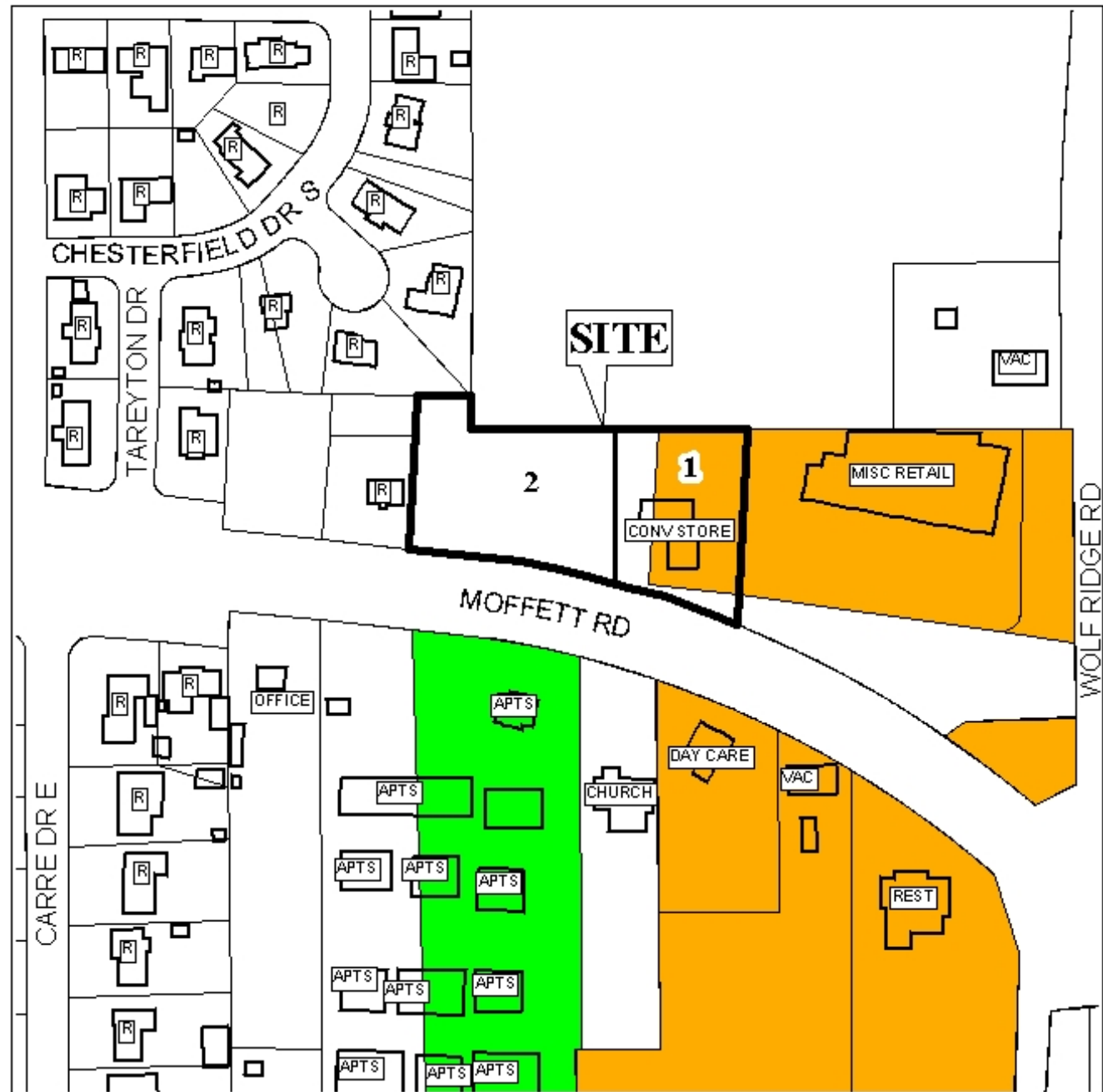


APPLICATION NUMBER 14 DATE February 3, 2005
APPLICANT Moffett-Wolf Subdivision
REQUEST Subdivision



NTS

MOFFETT-WOLF SUBDIVISION



APPLICATION NUMBER 14 DATE February 3, 2005

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
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