

## **FAIRFIELDS RESUBDIVISION, PORTIONS OF LOTS 13 AND 14, BLOCK 2**

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 1.15  $\pm$  acre, 3 lot subdivision which is located on the west side of Fairfield Road, 120 feet  $\pm$  south of Gill Road, and is in Council District 4. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a three-lot subdivision from a portion of two existing lots of record. As depicted on the Vicinity Map, the proposed subdivision does not include the full extent of the two existing lots.

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

The proposed subdivision will result three lots, each from 14,000 to 20,000  $\pm$  square feet in area, and would exceed the minimum size required in Section V.D.2. for properties with public water and sanitary sewer.

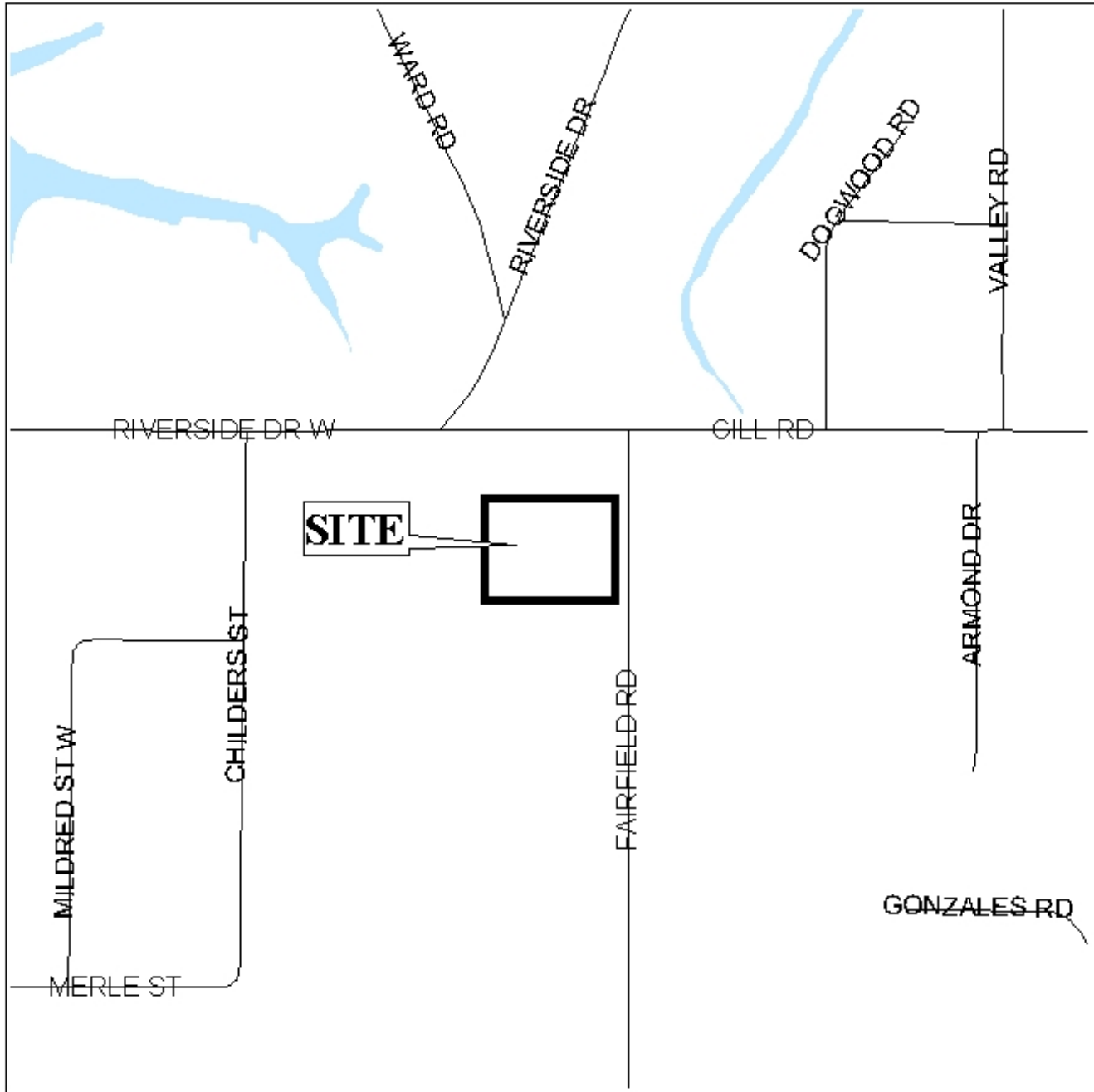
The proposed Lot 3, however, exceeds the width to depth ratio recommended in Section V.D.3. of the Subdivision Regulations. Furthermore the flag-shaped nature of proposed Lot 3 is uncharacteristic of other lots in the area and thus is not in conformance with Section V.D.1. of the Subdivision Regulations, which 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.*" Approval of this subdivision request could result in future requests for subdivisions with flag-shaped lots.

Construction of a new residence on the proposed Lot 3 could potentially result in privacy conflicts between residents of the existing single-family home located on the proposed Lot 2 and future residents living on the proposed Lot 1.

Finally, the creation of the proposed Lot 3 would result in a lot with an existing accessory structure without a primary dwelling. Accessory structures are not permitted in R-1 zoned areas without an associated primary structure (a residence) on the same property.

Based upon the proceeding, this subdivision is recommended for denial for the following reasons: 1) the plat does not include the overall existing lots of record; 2) the flag-shaped nature of the proposed Lot 3 is uncharacteristic of other lots in the area and thus does not comply with Section V.D.1. of the Subdivision Regulations; and 3) the proposed Lot 3 does not conform to Section V.D.3.

# LOCATOR MAP



APPLICATION NUMBER 17 DATE February 17, 2005

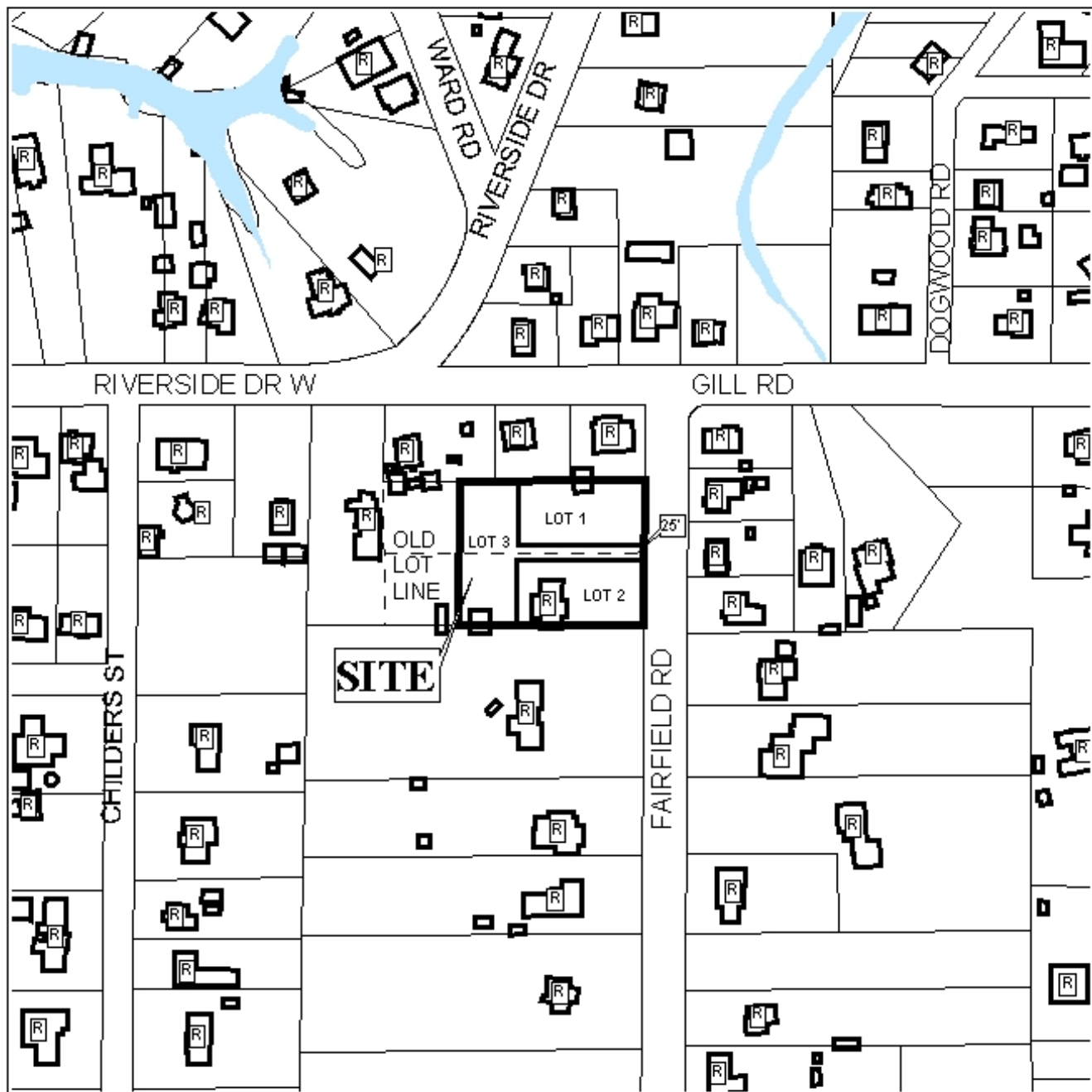
APPLICANT Fairfields Re-Subdivision, Resubdivision of a Portion of Lots 13 and 14, Block 2

REQUEST Subdivision



NTS

# FAIRFIELDS RE-SUBDIVISION, RESUBDIVISION OF A PORTION OF LOTS 13 AND 14, BLOCK 2



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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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