

YNG PLACE SUBDIVISION, RESUBDIVISION OF **LOT 6**

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.

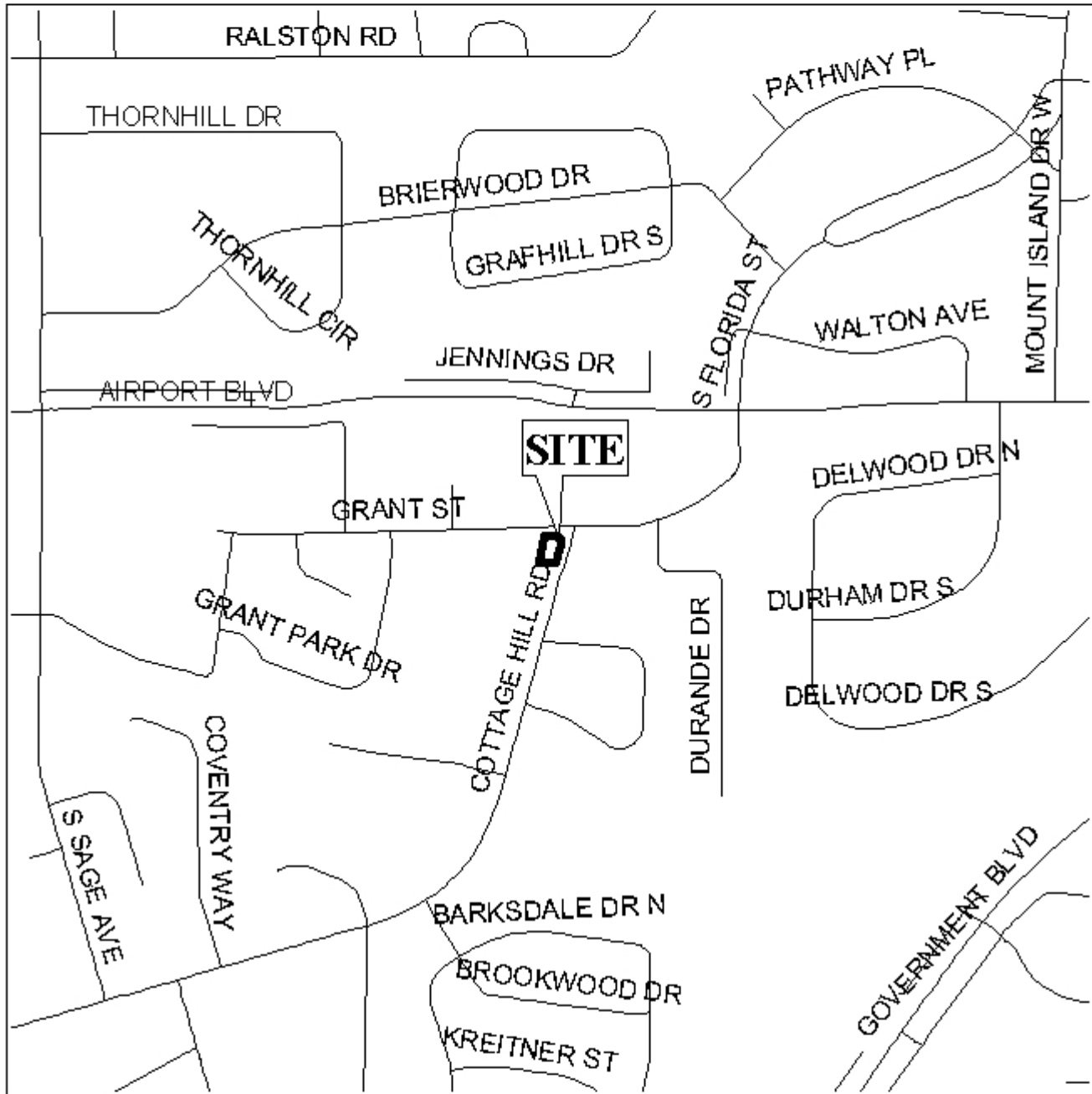
Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

The plat illustrates the proposed 1 lot, 0.7 ± acre subdivision which is located at the Southwest corner of Cottage Hill Road and Grant Street and is in City Council District 5. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to establish a side yard setback of 12-feet for a previously approved Subdivision. The Planning Commission typically alters the 25-foot setback line requirement along side streets, and allows a setback which complies with Zoning Ordinance requirements. However, in this situation, the Zoning Ordinance would require a 20-foot minimum setback as the lot to the rear fronts Cottage Hill Road. Additionally, any setback less than 20-feet would also require a side setback variance from the Board of Zoning Adjustment.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the placement of a 20-foot building setback line along Cottage Hill Road.

LOCATOR MAP



APPLICATION NUMBER 27 DATE January 6, 2004

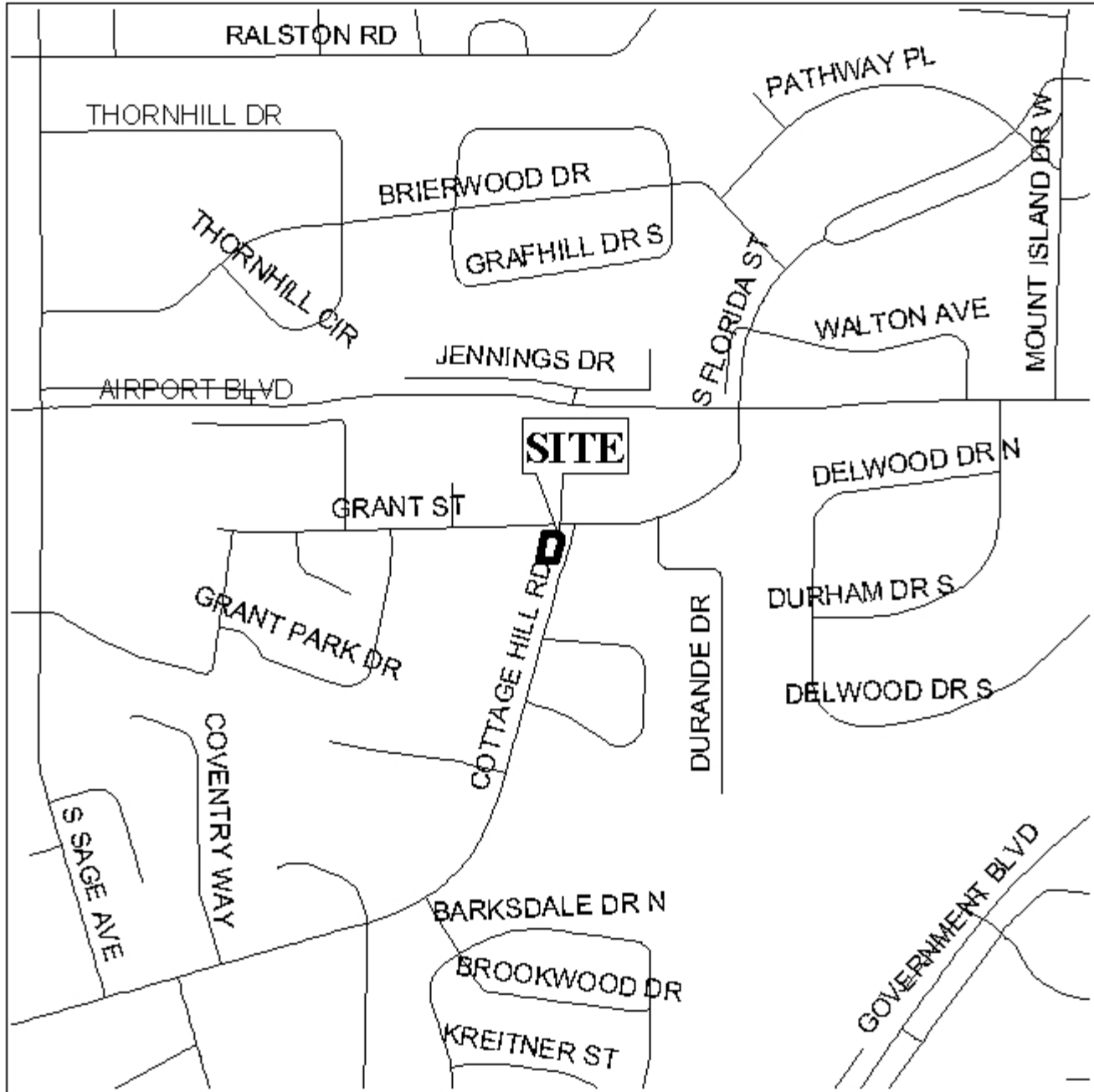
APPLICANT YNG Place Subdivision, Resubdivision of Lot 6

REQUEST Subdivision



NTS

LOCATOR MAP



APPLICATION NUMBER 27 DATE January 6, 2004

APPLICANT YNG Place Subdivision, Resubdivision of Lot 6

REQUEST Subdivision



NTS