

ALBA POINT SUBDIVISION, RESUBDIVISION OF LOT 27 AND A PART OF LOT 28

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 0.25 ± acre, 1 lot subdivision which is located at the north terminus of Alba Avenue, and is in Council District 4. The subdivision is served by public water and sanitary sewer.

The site fronts on Alba Avenue, a minor street. The current right-of-way width of 60 feet generally complies with the minimum right-of-way width requirements, however, this portion of Alba Avenue is the termination point for the road, and thus should have a turn-around right-of-way width of 100 feet. Therefore, dedication of an additional 20 feet of right-of-way should be required in order to conform to Section V.B.14. of the Subdivision Regulations.

The 25-foot minimum building setback line from the right-of-way edge is not shown but would be required (from the right-of-way dedication) on the Final Plat.

The proposed lot is wedge-shaped, and meets the minimum width requirement of 60 feet approximately 100 feet from the Alba Avenue right-of-way. The proposed lot, however, slightly exceeds the depth to width ratio recommended in Section V.D.3. of the Subdivision Regulations. Lots in the area have similar depth to width ratios slightly in excess of the recommended ratio, thus the proposed lot is not uncharacteristic for the area; thus a waiver of Section V.D.3. is recommended.

The northern portion of the site is bounded by a branch of Perch Creek, which is also known as the Alba Canal. Wetlands associated with the creek may occur on a portion of the site. The site, additionally, appears to be partially located in the “AE” zone as depicted on FEMA maps, and thus may be subject to “100-year” frequency flooding. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

The purpose of this application is to create a one-lot subdivision from one existing lot (lot 27), and a portion of another existing lot (lot 28). However, as depicted on the Vicinity Map, the proposed subdivision does not include the full extent of “lot 28,” nor does it appear to include

all of “lot 27” that was granted Tentative Approval to become a part of the adjacent “lot 26” in 1991.

Based upon the proceeding, it is recommended that this application be heldover until the April 7th meeting to allow the applicant to revise the plat to include the balance of lot 28, as well as additional property-owner notification information. This information must be submitted by March 22nd to be considered at the April 7th meeting.

LOCATOR MAP



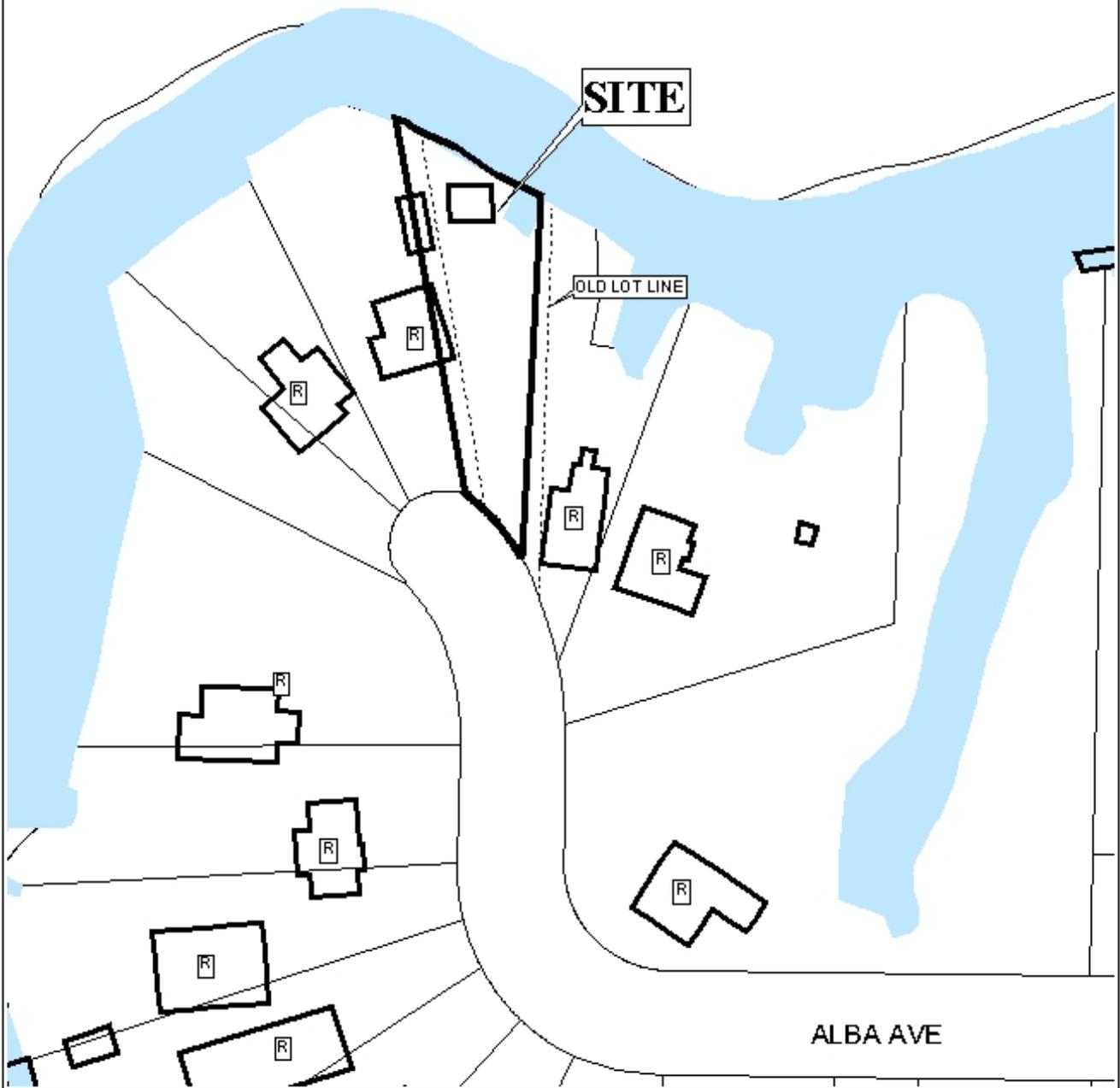
APPLICATION NUMBER 10 DATE March 17, 2005

APPLICANT Alba Point Subdivision, Resubdivision of Lot 27 and a Part of Lot 28

REQUEST Subdivision



ALBA POINT SUBDIVISION, RESUBDIVISION OF LOT 27 AND A PART OF LOT 28



APPLICATION NUMBER 10 DATE March 17, 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



NTS