

SUBDIVISION COMMITTEE
Regular Meeting --- May 27, 1963

PRELIMINARY PLANS

C8-63-22 Highland Village Sec. 4
Placid Place and West Market Drive

The staff reported request to withdraw this subdivision plan. The Committee therefore

VOTED: To accept the applicant's request to WITHDRAW.

C8-62-23 Briarwood Hills
Parker Lane and East Riverside

The staff reported that this preliminary plan consists of 17.04 acres of the Frances Granberry tract and is located at the southeast corner of Riverside Drive and Parker Lane. The subdivision proposes forty-nine lots for single-family, two-family and apartment dwellings. A departmental review of the plat revealed the following requirements: Annexation is required for water and sewer service. Mr. Nicholson orally reported at the meeting that the sewer line and sewer stubs in Parker Lane need to be installed prior to the pending paving and that he is anxiously awaiting the action on this plan to determine the sewer stub locations. Additional easements may be required in the vicinity of Lots 44 through 49 for storm sewer.

The following are comments of the Planning Department. Recommend twenty-five foot set-back line from both streets for Lots 2, 22 and 24; a twenty-five foot set-back line is required from both streets for through lots 3 through 10. The staff further explained that the property at East Riverside Drive and Parker Lane, identified as Lot 49, approximately 3.25 acres in size is proposed for apartment use. Lots 43 through 48 back to the apartment site and are proposed for two-family dwellings as are Lots 1, 2, 22, 23 and 24 on the south side of Briarwood Drive. The balance of the lots in the subdivision are proposed for single-family dwellings.

Regarding the lay-out of the subdivision, the staff explained that they had originally objected to the through lots backing onto Parker Lane as they also backed to the lots on the west side of Parker Lane, which have their fronts on Parker Lane. However, the site inspection revealed that the two areas are separated by a difference in elevation, the east side of Parker Lane being high, the west side being low, preventing orientation from one subdivision to the other.

C8-63-23 Briarwood Hills--contd.

The staff noted that the apartment site as proposed is not presently zoned for apartment use and that the subdivider has submitted an alternate plan showing that this site can be used for single or two-family dwellings in the event the zoning is not changed. The staff further noted that the subdivider has presented a schematic plan showing the subdivision relation to the balance of the Granberry tract and showing how Rockbriar Drive can be extended. This subdivision proposes Rockbriar Drive to be a dead-end street about 800 feet long to terminate with a cul-de-sac having an inadequate right-of-way.

Mr. Thomas Watts stated because of the topographic conditions at this particular part of the subdivision and because of its temporary nature, that they are asking for a variance on the radius requirement of the cul-de-sac to permit them to have a cul-de-sac at this location with a total width of ninety feet. This would provide for a normal street width of fifty feet plus a forty foot radius on one side, providing for a total of ninety feet. This would enable them to pave the area the full eighty feet if desired.

The Director stated that a turn around must be provided as required by Ordinance but that the cul-de-sac can be eliminated when the street is extended. There is no variance from the Ordinance on the construction requirement. Whether or not there could be a modification of the requirements in this case would have to be accepted by the Public Works Department.

Mr. Watts stated in regard to the request for a twenty-five foot set-back line from both streets for Lots 2, 22 and 24 that the subdivider would provide this except for Lot 2 and he requested that the line as shown on the plan be accepted.

The Committee discussed the plan and considered the variance request for the cul-de-sac at the end of Rockbriar Drive as related to the topographic conditions and concluded that the topographic conditions were such to warrant a variance from the Ordinance. The Committee further agreed that the set-back as asked for on Lot 2 was acceptable. It was therefore

VOTED: To APPROVE the preliminary plan of BRIARWOOD HILLS and to grant a variance to permit the cul-de-sac to have a forty foot radius to provide for a minimum right-of-way of ninety feet.

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SHORT FORM PLATS - FILED

C8s-63-68 Sunset Hill Enfield Resub. of part of Lots 12 & 13
Woodlawn Boulevard and Poquonock

The staff reported that reports have not been received from several departments and that no action on this plat is recommended at this meeting. The Committee therefore

VOTED: To ACCEPT the plat of SUNSET HILL ENFIELD Resub. of part of Lots 12 and 13 for filing.

SHORT FORM PLATS - CONSIDERED

C8s-63-64 Fiskville School Addn. Resub. Lot 5B of the resub. of Lots 5, Block 5
Georgian Drive

This plat was presented under Short Form Procedures and was reported by the staff to comply with all the provisions of Section 4 of the Subdivision Ordinance. The Committee therefore

VOTED: To APPROVE the plat of FISKVILLE SCHOOL ADDITION Resub. Lot 5B of the resub. of Lot 5, Block 5.

C8s-63-66 Plaza Granados Resub. of Lot 13
Del Robles Road

The staff reported a request to withdraw the subdivision as the street dedication is questionable and not easily resolved. The Commission therefore

VOTED: To accept the applicant's request to WITHDRAW.

C8s-63-67 Henry Hall Subdivision Number 3
Victor Street

The staff explained that this subdivision was existing as a suburban subdivision and this resubdivision creates an urban subdivision without providing the necessary urban construction requirements. The staff recommended rejection of this plat pending review by the Legal Department as to whether it is within the intent of the Ordinance and can comply with construction requirements. It was therefore

VOTED: To REJECT the plat of HENRY HALL SUBDIVISION NUMBER 3 pending acceptance of legal requirements on providing the necessary paving and drainage.

ADMINISTRATIVE APPROVAL

The staff reported that five plats had received administrative approval under the Commission's rules. The Committee therefore

VOTED: To ACCEPT the staff report and to record in the minutes of this meeting the administrative approval of the following subdivisions:

C8s-63-55 Fairview Park, Resub. of part of Lot 37C

Newning Avenue

C8s-63-62 Royal Oak Estates, Sec. 3, Resub. Lots 12 & 13, Blk. T

Langford Cove

C8s-63-63 Allandale Park, Sec. 5, Resub. Lot 14, Block J

Burnet Road and Richcreek

C8s-63-65 Wilshire Wood, Sec. 2, Resub. of Lot 8, Blk. 3

Wilshire Wood, Sec. 1, and Lot 9 and Part of Lot 19, Blk. 3

Wilshire Road and Wilshire Boulevard

C8s-63-69 Y. M. Jackson Subdivision

Mira Loma Lane